

A G E N D A
ISLE OF WIGHT COUNTY PLANNING COMMISSION
November 12, 2024

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

2. ROLL CALL/DETERMINATION OF A QUORUM

BOBBY BOWSER, CHAIRMAN

THOMAS J. DISTEFANO, VICE-CHAIRMAN

BRIAN CARROLL

CYNTHIA TAYLOR

JAMES FORD

JENNIFER S. BOYKIN

GEORGE RAWLS

RAYNARD GIBBS

MATTHEW SMITH

3. ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

4. APPROVAL OF AGENDA

5. CONSENT AGENDA

A. September 24, 2024 Planning Commission Regular Meeting Minutes

B. October 17, 2024 Board of Supervisors Action List

6. CITIZENS' COMMENTS

7. PUBLIC HEARINGS

A. REZN-24-6 Meade Conditional Residential Rezoning Request

Application (REZN-24-6) of Karen Marie and Robert B. Meade, owners, for a change in zoning classification from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential (C-RR) of approximately six acres which includes a proffer for no further subdivision of the new lot

B. REZN-24-7 Porter Residential Rezoning Request

Application (REZN-24-7) of Anthony Porter, owner, for a change in zoning classification from Rural Agricultural Conservation (RAC) to Rural Residential (RR) of 1.68 acres. The application includes a waiver to Section 4-3004 of the Zoning Ordinance to allow a private driveway on a primary state highway.

C. REZN-24-1 Schneider Conditional Residential Rezoning Request

Application (REZN-24-1) of Jennifer and Donald Schneider II, owners, to change the zoning district from Rural Agricultural Conservation (RAC) to Conditional-Rural

Residential of approximately 49 acres located off of Murphy Mill Road (Rt. 605) and Lake Point Drive (private) on tax map number 49-01-007 for the purpose of creating two residential lots with a proffered condition to prohibit further subdivisions. A waiver to Section 4-3004 of the Zoning Ordinance is also requested to create two lots larger than ten acres.

8. OLD BUSINESS

9. NEW BUSINESS

A. Energy Subcommittee Appointments

B. COUNTY ATTORNEY'S REPORT

C. PLANNING DIRECTOR'S REPORT

1. Proposed Zoning Ordinance Change Discussion
Discussion on Proposed Changes to the Zoning Ordinance

10. CLOSED MEETING

11. ADJOURNMENT

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
September 24, 2024 Planning Commission Regular Meeting Minutes	Minutes	11/6/2024

**MINUTES OF THE MEETING OF THE ISLE OF WIGHT COUNTY
PLANNING COMMISSION HELD ON THE TWENTY-FOURTH OF
SEPTEMBER IN THE YEAR TWO THOUSAND AND TWENTY-FOUR**

CALL TO ORDER

Bobby Bowser, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on September 24, 2024, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Commissioner Gibbs delivered the invocation.

PLEDGE OF ALLEGIANCE

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

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT

Bobby Bowser, Chairman
Brian Carroll
Cynthia Taylor
James Ford
Jennifer S. Boykin
George Rawls
Rick Sienkiewicz (late)
Raynard Gibbs
Matthew Smith

ABSENT

Thomas J. Distefano, Vice-Chairman

A quorum was determined

ALSO IN ATTENDANCE

Amy Ring, Community Development Director
Bobby Jones, County Attorney
Don Robertson, Assistant County Administrator
Sandy Robinson, Planner II
Caleb Kitchen, Planner I
Amanda Landrus, Secretary

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

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

APPROVAL OF AGENDA

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

CITIZENS' COMMENTS

There being comments, Chairman Bowser closed the Citizen's Comments.

PUBLIC HEARINGS

Chairman Bowser called for the first public hearing on the following item:

Application (CSUP-24-1) of Anthony Robinette, property owner, for a conditional use permit to establish a religious assembly use on approximately 1.25 acres located at 5293 Old Stage Highway (Rte. 10) on tax parcel 06-01-027 in the Rural Agricultural Conservation zoning district.

Caleb Kitchen, Planner I, gave the following presentation.

A presentation slide with a blue gradient background. The text is white and centered. The title is "GARAGE MINISTRY CONDITIONAL USE PERMIT REQUEST CSUP-24-1". At the bottom, it says "PLANNING COMMISSION REGULAR MEETING SEPTEMBER 24, 2024". There are some white diagonal lines in the bottom right corner.

GARAGE MINISTRY CONDITIONAL USE PERMIT REQUEST CSUP-24-1

PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 24, 2024

SITE DESCRIPTION

- ▶ **Tax Map ID#:** 06-01-027
- ▶ **Location:** 5293 Old Stage Highway (Rte. 10)
- ▶ **Current Zoning:** Rural Agricultural Conservation (RAC)
- ▶ **Election District:** D3
- ▶ **Purpose:** To establish a religious assembly use.

BACKGROUND

- **Existing structure constructed in 1921.**
 - **Moses Alexander House/Cofer's General Store**
 - **Poor condition**
 - **Recommended as not eligible for National Register of Historic Places**
 - **Mobile home removed around 2008**

BACKGROUND CONT.

- The Garage Ministry currently located in Smithfield
 - Construct 30'x60' building for services and programs
 - Approximately 40 seats
 - Meetings typically during the afternoon/evening hours
 - No purpose yet identified for existing Cofer General Store
 - Parcel is within the Highway Corridor Overlay District (HCOD)

CSUP-24-1 Garage Ministry CUP Request - Location Map

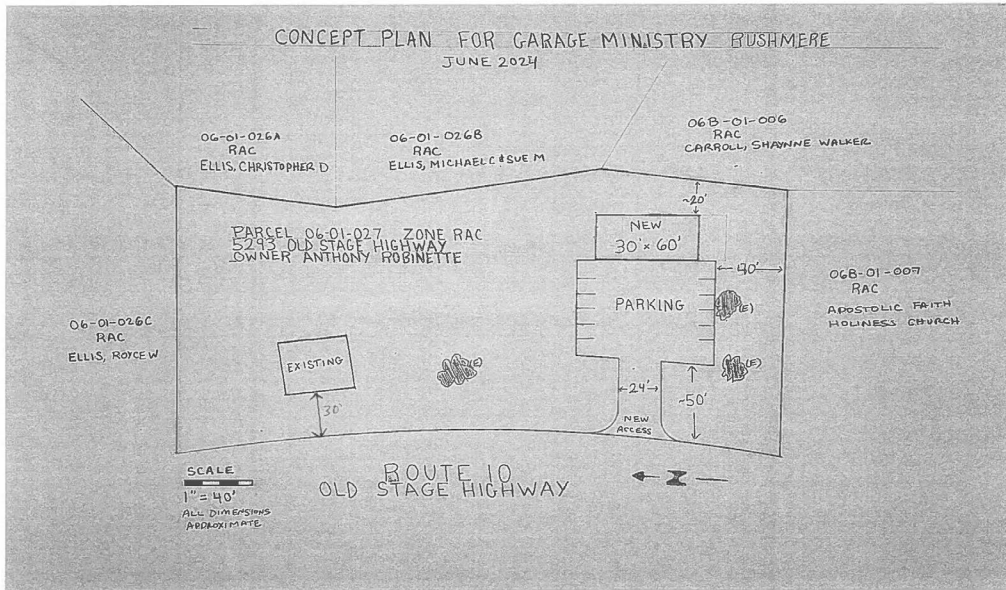


CSUP-24-1 Garage Ministry CUP Request - Zoning Map



CSUP-24-1 Garage Ministry CUP Request - Land Use Map







The Planning Commission and Board of Supervisors shall consider the following criteria before granting a conditional use permit:

- 1) Will not be detrimental to or endanger public health, safety, and general welfare;
- 2) 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) Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
- 4) Ingress and egress so designed as to minimize traffic congestion on the public streets;
- 5) Not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
- 6) Shall conform to all other applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and
- 7) Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

Board may impose additional conditions or limitations on CUPS. Such conditions may include, but are not limited to:

- 1) Number of persons living or working in the immediate area and the proposed hours of operation;
- 2) Traffic conditions, sidewalks, parking facilities, vehicle access, peak period of traffic; and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;
- 3) Orderly growth of the neighborhood and community and the fiscal impact on the County;
- 4) Effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise upon the use of surrounding properties;
- 5) Facilities for police, fire protection, sewage, 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 or worship, theaters, 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 environment impact, the effect on sensitive natural features, and opportunities for recreation and open space; and
- 10) The preservation of cultural and historic resource landmarks.

COMPREHENSIVE PLAN REVIEW

- ▶ **Future Recommended Land Use Designation** for this property is Suburban Estate (SE).
- ▶ **Appropriate uses** for the SE land use designation include single family residences, community facilities, and preserved natural features.
- ▶ **Non-residential uses** may include parks and trails, and community facilities such as schools, churches, libraries.

AGENCY REVIEW

- **Fire Rescue:** Facility would have little to no impacts on calls for service, no concerns.
- **Sheriff's Department:** No concerns
- **Health Department:** Perc site will be required
- **Public Utilities:** None available
- **VDOT:** Moderate volume commercial entrance
- **County Museum:** Close proximity to the Captain John Smith Chesapeake National Historical Trail, Keystone Segment, Historic District; recommends a Phase 1 Cultural Resources Survey

STAFF ANALYSIS

Strengths:

1. The application is generally consistent with the Suburban Estate (SE) future recommended land use designation from the Comprehensive Plan.
2. The proposed use will have minimal impact on County facilities and resources.
3. The project will include the use and preservation of an identified historic structure.

Weaknesses:

1. Approval of the project would result in a multiplicity of similar religious assembly uses in the general neighborhood.

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

- 1) The Cofer General Store structure shall be stabilized and secured, and preserved for future use prior to issuance of a certificate of occupancy for the new structure.
- 2) A Phase 1 Cultural Resources Study shall be submitted for approval prior to submission of the site plan.
- 3) All noise between the hours of 12:01 a.m. and 7:00 a.m. that is plainly audible at the property line is prohibited.

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

Anthony Robinette, applicant, 4583 Old Stage Highway, stated his purpose in this application is to grow a better ministry in our community.

Steven Charles, City of Suffolk resident, stated he read a newspaper article about The Garage Ministry and wanted to meet Anthony Robinette. Mr. Charles has since partnered with Mr.

Robinette and helped finance this property. Mr. Charles stated that he has witnessed Mr. Robinette help people through addictions, tragedies and leads them to Jesus. Mr. Charles stated that The Garage Ministry just celebrated fourteen years and went on to say Anthony Robinette travels the country to share his testimony, has written a book and been featured on the 700 Club. Mr. Charles asked for the Planning Commissions favor in approving this application.

Commissioner Carroll read the following letter.

Resident Comment Concerning Planning Commission Agenda Item 9/24



Steve Fletcher <jstevefletcher@gmail.com>

To Amanda M. Landrus; Bobby A. Bowser



Follow up. Completed on Friday, October 4, 2024.
You forwarded this message on 9/24/2024 8:02 AM.



Mon 9/23/2024 3:23 PM

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.

Dear Mr. Bowser and Ms. Landrus,

I have become aware of an item on the Planning Commission agenda for tomorrow evening concerning The Garage Church LLC's rezoning request on Route 10 in Rushmere. I live in the area, and have a concern about the request with respect to noise.

My understanding is that the noise would be limited only from midnight until 7am. Whenever the wind is from anywhere other than the east, the traffic noise from Route 10 is clear at our home (as are the outdoor services at Gravel Hill Baptist Church, which is further away and on the opposite side of Route 10). As a result, the request to allow live music at The Garage Church between 7am and midnight seems to me to infringe upon my rights to quiet enjoyment of my property, and I would appreciate the Planning Commission considering limiting the noise for a longer period - perhaps from 9pm to 9am.

Thank you in advance for your consideration of my concern.

John Fletcher

14456 W Shore Circle, Smithfield

Chairman Bowser closed the public hearing and called for discussion from the commissioners.

Commissioner Carroll asked the applicant if he would be able to meet the requirement to stabilize the store.

Mr. Robinette stated that when the property was purchased, it was discussed whether that building would be fixed or torn down. Mr. Robinette stated the popular opinion was to tear down the building, but he thought it could be saved. Mr. Robinette added that it will take a little more effort, but it reminded him of his ministry, there are some people that take a little more effort and time but worth saving. Mr. Robinette stated he wants that building to be an example of his ministry and his purpose to build a community.

Commissioner Gibbs stated that he had a concern with the hours of operation condition, but since the applicant is okay with the proposed time noise restrictions, he was okay with the time.

Commissioner Boykins asked if the other churches in the area are bound to these time restrictions.

Mr. Kitchen stated that the other churches are not bound by the same restrictions, because the noise ordinance excludes churches.

Chairman Bowser asked why that structure was being required to be fixed, when it was once used as a single-family dwelling when others have been allowed to be demolished.

Mr. Kitchen stated the County does not have a dedicated budget to preserve historical structures and relies on the applicant and applications like this one to take advantage of opportunities where there is a want to save the structure.

Amy Ring stated the idea was given to staff by the applicant to preserve the structure. Ms. Ring stated that County staff is more aware of its architectural and historical resources and is making a proactive effort in application review to look for these resources on a site.

Chairman Bowser asked if the county is willing to put forth money to the repair.

Ms. Ring stated at this time it is privately funded.

Commissioner Boykin stated that she felt it unfair to the applicant to hold the certificate of occupancy until the repair of the building has been completed. Ms. Boykin stated that what if the repairs were not going to be completed until years later.

Ms. Ring stated that the conditions can be revised, or the applicant can ask to amend the conditions at a later date if the repair begins and is unable to complete.

Commissioner Smith asked why we are imposing stricter requirements on a nonprofit church and asked if we are setting a precedent.

Commissioner Ford asked what if another similar application for a similar use type comes in with opposing hours, how will that be handled. He also asked what the future plan is for the building, if it is able to be saved.

Mr. Robinette stated he believes it will be the perfect spot for his men's ministry to meet or as a food pantry. The outside would retain the historic look of the store. Mr. Robinette stated the inside of the structure is in good shape, and he was able to go upstairs. Mr. Robinette stated he had learned that there was a home church there in the seventies.

Commissioner Ford stated that he believes in equity and fairness and believes that the condition regarding the noise should match the ordinance.

Ms. Ring stated that staff would like to clarify that the conditions were not meant to be discriminatory. This is a new proposed use going into an existing neighborhood with adjacent neighbors, and the recommended conditions were to protect existing uses and existing resources.

Commissioner Ford asked if the County has received any complaints on the church services mentioned in Mr. Fletcher's letter.

Ms. Ring stated no complaints have been received about the services mentioned in the letter. Ms. Ring added that this is the first new use proposed in this area in quite some time.

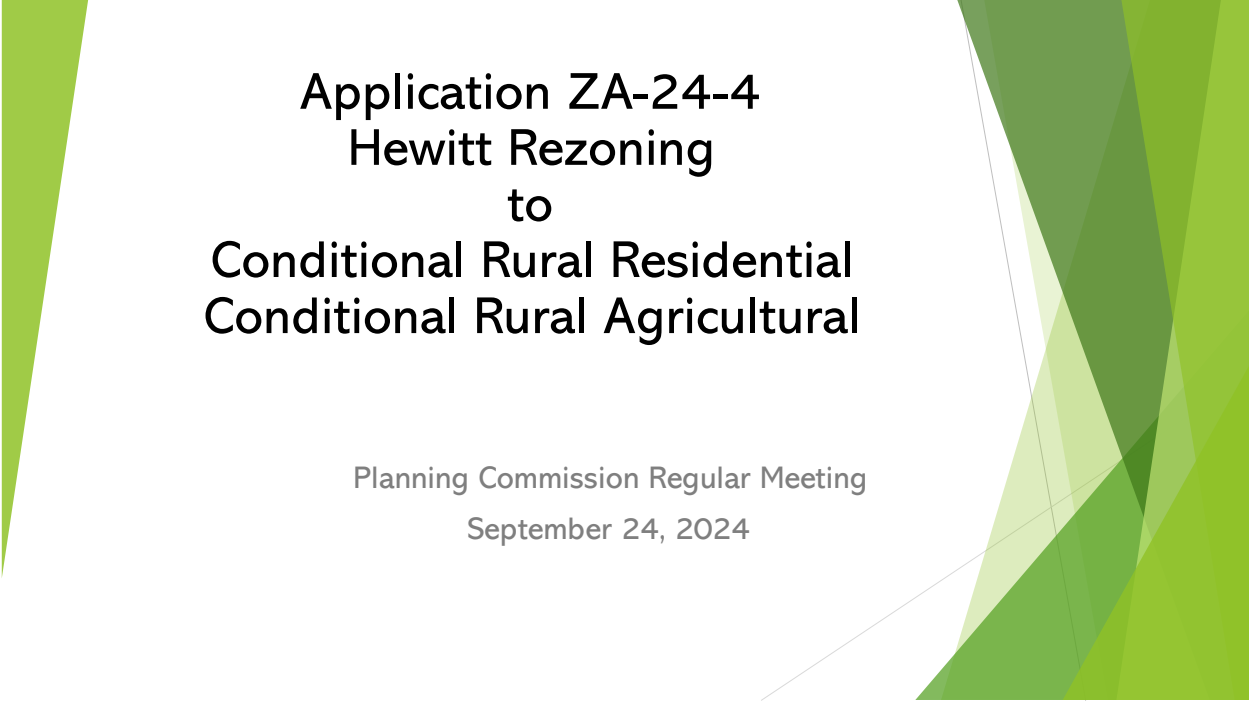
Commissioner Carroll made the motion to send this application to the Board of Supervisors with the recommendation of approval and only keeping condition number two. Commissioner Boykin seconded the motion. The motion was adopted with Commissioners Boykin, Ford, Rawls, Taylor, Gibbs, Smith, Carroll and Bowser voting in favor, no Commissioners voting against, and Commissioner Sienkiewicz abstained. (8-0-1)

The motion passed, and the item will go to the Board of Supervisor's October 17, 2027, meeting.

Chairman Bowser called for the next public hearing item.

Application (REZN-24-4) of Christopher and Jessica Hewitt, owners, for a change in zoning classification from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential (C-RR) of 3.19 acres and to Conditional-Rural Agricultural Conservation (C-RAC) of the remainder of 34.9 acres. The application includes a proffer for no further subdivision of the new lot or remainder.

Sandy Robinson, Planner II, gave the following presentation.



Application ZA-24-4 Hewitt Rezoning to Conditional Rural Residential Conditional Rural Agricultural

Planning Commission Regular Meeting
September 24, 2024

Site Description

- ▶ Tax Map ID#: 19-01-024B
- ▶ Location: Harry Wilson Road (Rt. 652)
- ▶ Current Zoning: RAC
- ▶ Election District: D3
- ▶ Request: To rezone 3.19 acres to C-RR and the remaining 34.9 acres to C-RAC

Background

- ▶ Rezoning is to accommodate one single-family residential lot on 3.190 acres and proffers no subdivision of the remaining acreage
- ▶ Parcel created in 2023 by Timbervest Partners as an agricultural, horticultural, or silvicultural parcel which is a division of agricultural, horticultural or silvicultural land of ten acres or larger.
- ▶ Residential development requires residential zoning pursuant to Section 3.2.3.C of the Subdivision Ordinance.
- ▶ Proposed zoning to C-RR and C-RAC are consistent with the future Recommended Land Use Map.
- ▶ Request meets the minimum requirements of the RR and RAC zoning district.
- ▶ Proposed new lot does not contain a special flood zone designation.
- ▶ Land is in the Chesapeake Bay Preservation Area Overlay District but there is no Resource Protection Area or 100-foot buffer.
- ▶ Subdivision plat approval showing the wetlands delineation and the net developable area calculations will be required following rezoning approval.

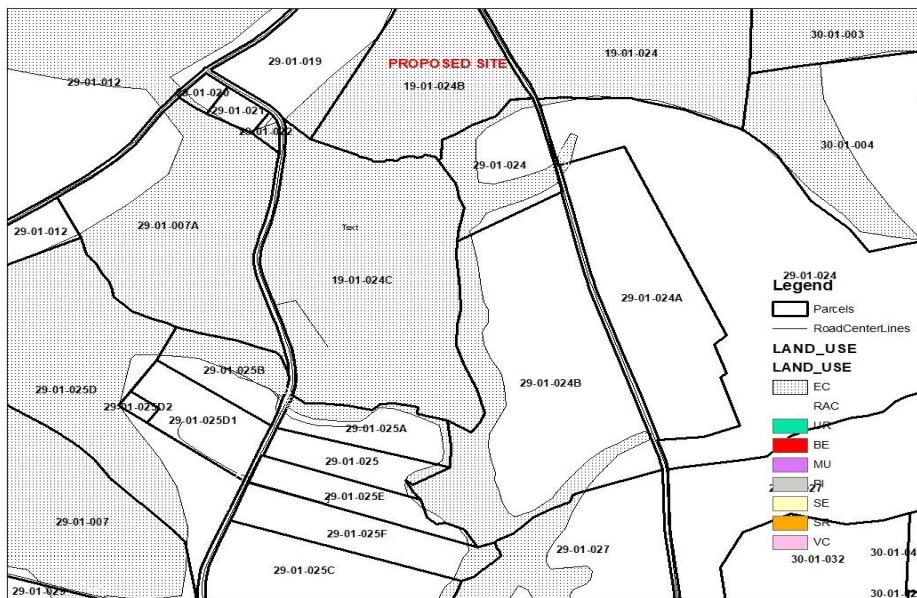


1-002

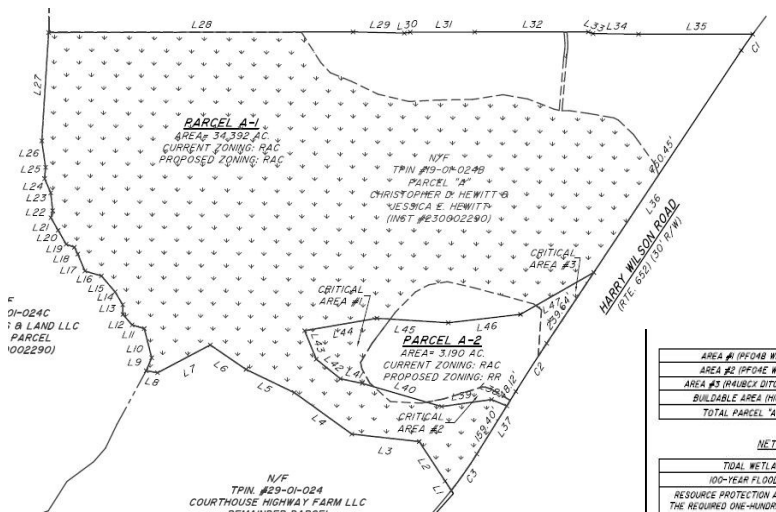
1-012



Land Use Map



Exhibit



<u>CRITICAL AREA TABLE</u>	
AREA #1 (PF04B WETLANDS)	24,456 SQ.FT. OR 0.561 AC.
AREA #2 (PF04E WETLANDS)	5,943 SQ.FT. OR 0.136 AC.
AREA #3 (H4UBCX DITCH WETLANDS)	1,996 SQ.FT. OR 0.027 AC.
BUILDABLE AREA (HIGH GROUND)	107,354 SQ.FT. OR 2.465 AC.
TOTAL PARCELS "A-B" AREA	138,949 SQ.FT. OR 3.190 AC.

TOTAL WETLANDS	$0.4\text{ C} \times 100\% = 0.4\text{ C}$
100-YEAR FLOODPLAINS	$0.4\text{ C} \times 100\% = 0.4\text{ C}$
RESOURCE PROTECTION AREAS INCLUDING THE REQUIRED ONE-HUNDRED-FOOT BUFFER	$0.4\text{ C} \times 100\% = 0.4\text{ C}$
NON-TOTAL WETLANDS	$0.946\text{ C} \times 50\% = 0.473\text{ C}$
SLOPES > 15% BUT < 30%	$0.4\text{ C} \times 50\% = 0.2\text{ C}$
SLOPES > 30%	$0.4\text{ C} \times 100\% = 0.4\text{ C}$
NET DEVELOPABLE AREA	$3.190\text{ AC} - 0.474\text{ C} = 2.716$

Pic



Pic



Agency Review

- ▶ The following departments have no concerns with the rezoning application as presented:
 - ▶ General Services
 - ▶ Fire and Rescue
 - ▶ Environmental Planner
 - ▶ Virginia Department of Transportation
 - ▶ AOSE (Adams Septic Evaluation and Design)
 - ▶ Virginia Department of Environmental Quality
 - ▶ County Attorney

Staff Analysis

Strengths:

- ▶ The application is compatible with existing land uses in the vicinity and within the guidelines of the Future Recommended Land Use Designation.

Weakness:

- ▶ The new lot will be taken from a subdivision formerly approved as an agricultural exemption lot that are exempt from subdivision plat requirements, however, the applicant did submit a wetlands delineation and demonstrated sufficient buildable area outside of any environmentally sensitive area.

Staff Recommendation

Based on the information submitted, staff recommends approval of the rezoning application.

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

Jessica Hewitt, applicant, 227 James Street, Smithfield, stated she is committed to this community and hopes to build on this property.

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

Commissioner Carroll stated this was one of the last dirt public roads in the County and hopes to see it paved soon. Commissioner Carroll asked if the right-of-way is large enough to pave.

Ms. Robinson stated it had been rocked in place, and to her knowledge the right-of-way is large enough to pave the road in the future.

Commissioner Gibbs made the motion to send this application to the Board of Supervisors with the recommendation of approval. Commissioner Smith seconded the motion. The motion was adopted with Commissioners Boykin, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, Carroll and Bowser voting in favor, no Commissioners voting against.

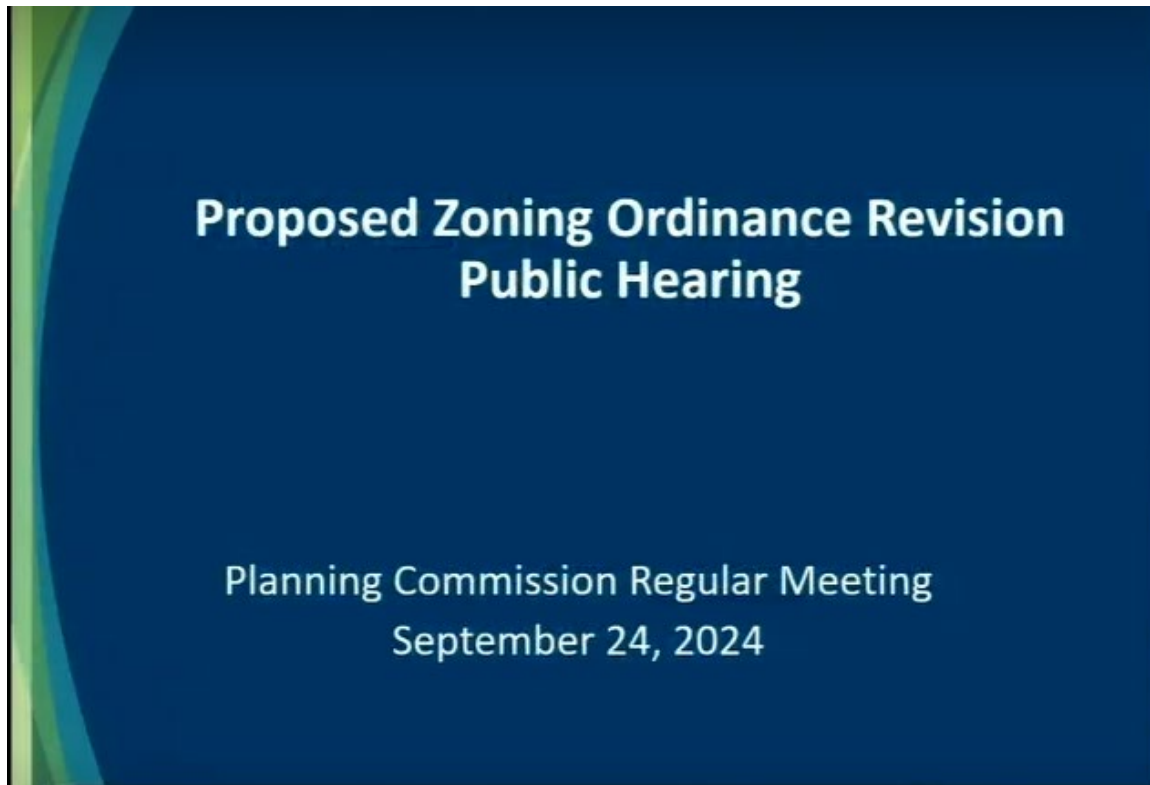
The motion passed unanimously, and the item will go to the Board of Supervisor's October 17, 2024, meeting.

Chairman Bowser called for the next public hearing item.

An ordinance to amend the following sections of Appendix B. Zoning: Article V (Supplementary Use Regulations), Section 5-5002.L, "Recreational Vehicles (RVs) and

Watercraft,” to allow the use of RVs for temporary residential use under certain conditions, Section 5-5001.K, “Wayside Stands,” to reduce the front yard setback requirements subject to height and sight triangle requirements, and Section 5-5002.A, “Accessory Apartments,” to allow stand-alone accessory dwelling units subject to size and height requirements.

Amy Ring, Community Development Director, gave the following presentation.



Background

Planning Commission directed staff to advertise the proposed changes to Recreational Vehicle (RV), Wayside Stand, and Accessory Apartment requirements for their September 24, 2024, regular meeting.

Proposed Recreational Vehicle Regulations

Staff revised draft regulations based feedback from discussion on June 27, 2024, regular meeting.

- Clarified that private camping is limited to the use by the property owner of one (1) recreation
- Defined the term “Utilities” to include a connection to a private well, public water line, public wastewater system or septic system
- Added the property owner is responsible for providing documentation of disposal at a permitted dump station to include receipts and dates of service by an authorized facility.
- Added “except during times of severe weather” after tie down prohibition.

Wayside Stands

Sec. 5-5001. - Supplementary use regulations for agricultural use types.

K. Wayside stand. A structure may be permitted for the display and sale of agricultural and fishery products grown and produced on premises subject to the following standards:

1. A zoning permit is required for first year's operation.
2. A wayside stand structure shall not exceed seven hundred fifty (750) square feet in floor area and ten (10) feet in height and must be in compliance with the applicable standards of the Virginia Uniform Statewide Building Code.
3. All structures shall ~~meet the minimum yard setback requirements of the underlying zoning district~~ be located outside of the required 25 foot sight triangle formed by the intersection of the driveway and the public or street rights-of-way in accordance with Section 5-2000.O. It shall be located so as to provide safe ingress and egress from public or street rights-of-way.
4. All wayside stands and related structures shall be considered seasonal or temporary in nature.

Accessory Apartments

Section 5-5002.A

- An accessory apartment may be located either in a primary dwelling unit or as a separate accessory building or as part of an accessory structure on the same lot or parcel as the primary dwelling.
- The maximum floor area of an accessory apartment in a primary dwelling shall not exceed one thousand (1,000) square feet or thirty-five percent (35%) of the living area of the primary dwelling, excluding garages, breezeways, etc., whichever is less. The maximum floor area of an accessory dwelling or an accessory apartment in an accessory building shall not exceed fifty percent (50%) of the floor area of the principal dwelling or one thousand (1,000) square feet, whichever is less.

Chairman Bowser opened the public hearing and invited anyone to speak for or against the application.

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

Commissioner Taylor made the motion to send this text amendment to the Board of Supervisors with the recommendation of approval. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Boykin, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, Carroll and Bowser voting in favor, no Commissioners voting against.

The motion passed unanimously, and the item will go to the Board of Supervisor's October 17, 2024, meeting.

OLD BUSINESS

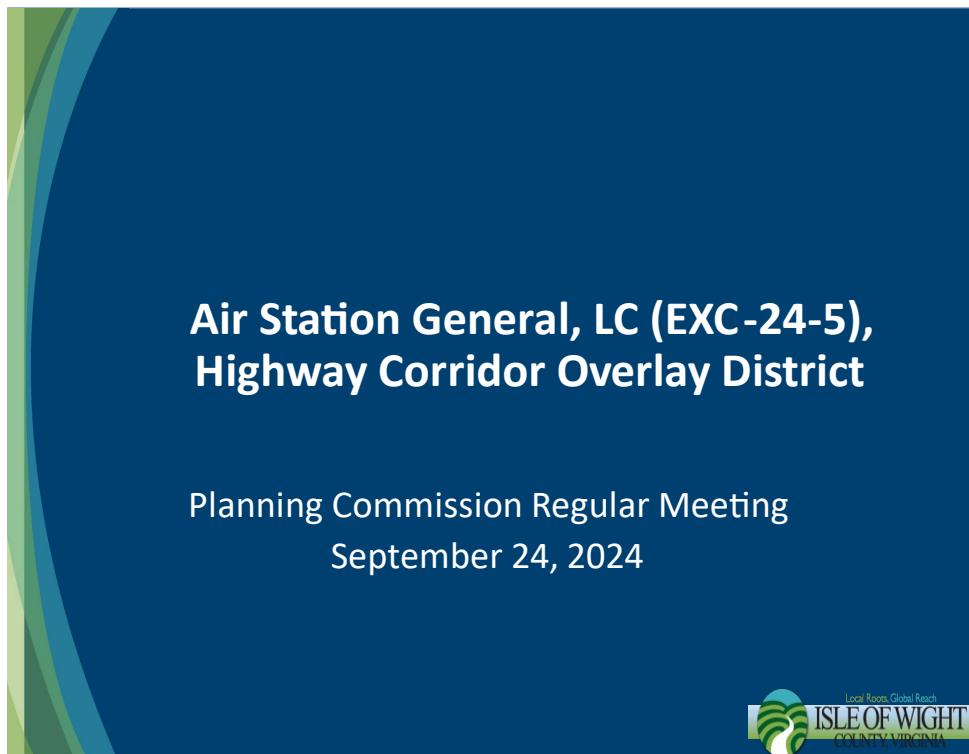
Amy Ring confirmed there are no items for new business.

NEW BUSINESS

Chairman Bowser called for the following New Business item.

Application of Air Station General, LC (EXC-24-5), applicant, for an exception to Section 6-1010.A.2 of the Zoning Ordinance pertaining to the Highway Corridor Overlay District architectural and design guidelines for non-residential uses.

Amy Ring, Community Development Director, gave the following presentation.



Background

The applicant has contracted to purchase the property from the Isle of Wight County Economic Development Authority (EDA) to construct a 240,000 square foot cold storage distribution facility with container storage. The function of the facility for the end cross-dock operator is dependent on the warehouse having substantial dock doors and abundant land area for truck movement and on-site container storage.



Background

The Board previously approved exceptions to the following HCO development criteria on July 13, 2023, for a 130,000 square foot cross-dock warehousing and distribution facility:

1. Section 6-1010.A.5: Not less than sixteen percent (16%) of the total area of any facade visible from a public way (excluding work areas) shall consist of windows and doors;
2. Section 6-1010.A.6.: Large work area doors or open bays shall not open toward or face the highway; and
3. Section 6-1010.B.8.: Loading areas shall be permitted only in the side or rear yards and shall be visually screened from public rights-of-way, and adjacent property using the screening zone standards found in Article VIII.

The previously approved exceptions would still apply to the new facility. A concept plan of the currently proposed cold storage facility is attached for illustrative purposes.



Description

Applicant requests an additional exception to Section 6-1010.A.2 of the architectural and design guidelines of the HCO District that prohibits the use of corrugated metal for exterior facades of non-residential uses, due to the specialized material needed to support the use of a cold storage facility. Due to the need to control the interior temperature of the building, the walls must meet specific requirements to include a light colored, metal exterior wall with insulated foam installed adjacent to the interior wall.



Commissioner Taylor asked if the panels show fasteners.

Kevin Lefcoe, applicant, stated the panels slide together and no fasteners will be visible. Mr. Lefcoe stated this is a 240,000 square foot refrigerator and will support local farmers as well as through the Port of Virginia.

Commissioner Boykin asked for the estimated employee count and truck trips.

Kevin Lefcoe stated that a minimum of two hundred and fifty people will be employed. Mr. Lefcoe stated that the anticipated truck trips is substantially lower than what is allowable by VDOT and is unsure on the exact truck trips because refrigerated products need to be moved quickly.

Commissioner Boykin asked how many companies could use this site.

Mr. Lefcoe stated that due to the unique nature of the interior layout, he is anticipating ten to fifteen users with each user having ten to twenty thousand square feet.

Commissioner Carroll made the motion to send the exception to the Board of Supervisors with the recommendation of approval. Commissioner Ford seconded the motion. The motion was adopted with Commissioners Boykin, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith, Carroll and Bowser voting in favor, no Commissioners voting against. (9-0)

The motion passed unanimously, and the item will go to the Board of Supervisor's October 17, 2024, meeting.

Chairman Bowser called for the next new business item.

Amy Ring stated the proposed 2024 Planning Commission Annual Retreat will be on November 1, 2024, held at the Isle of Wight County Museum. She asked for the Commission to make a motion to set the date, time and location of the special called meeting.

Chairman Bowser called for a vote to approve the time, date and location of the special called meeting for the 2024 Annual Retreat. Commissioner Ford made the motion to approve the agenda. Commissioner Boykin seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

COUNTY ATTORNEY'S REPORT

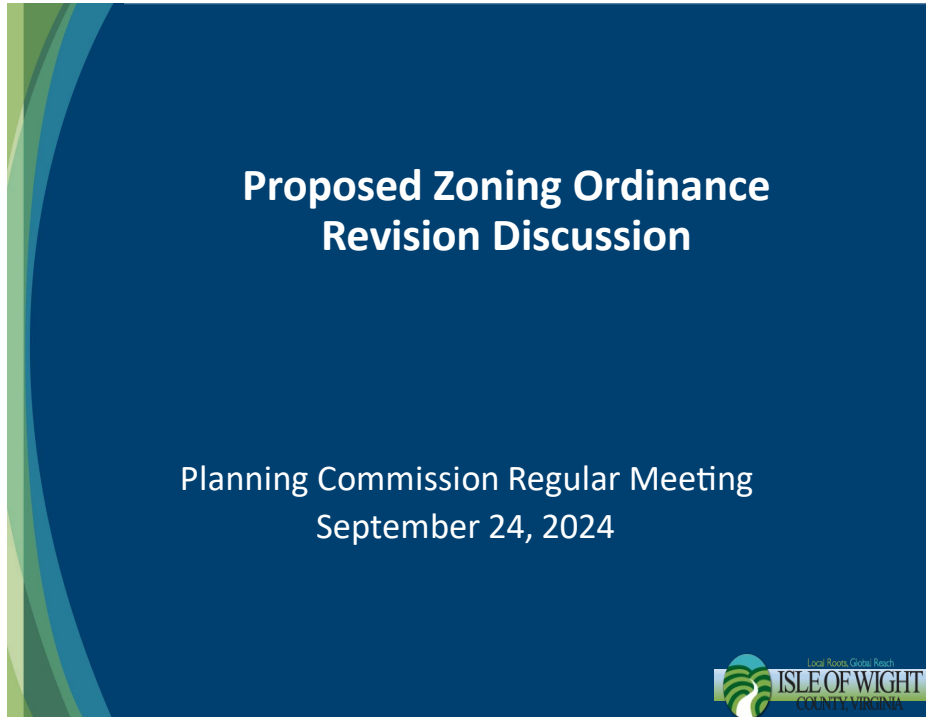
Bobby Jones confirmed there were no items for the County Attorney's Report.

PLANNING DIRECTOR'S REPORT

Commissioner Sienkiewicz announced that he is resigning from the Planning Commission, due to work and family requirements, effective tonight.

Chairman Bowser called for the next item on the Planning Director's Report.

Amy Ring gave the following presentation.



Industrial District Setbacks

For parcels directly adjacent to a residential use or district, the minimum setback shall be 250 feet. Within the required setback, there shall be no development, clearing, grading, or construction activity with the following exceptions:

- a. Roadway or driveway access to the portion of the site not in the minimum residential setback is permitted provided that it is approximately perpendicular to the arterial public right-of-way;
- b. Water, sanitary sewer, storm drainage, electrical, telephone, natural cable, and utility service lines may be installed below the surface of the ground at right angles, provided that the natural vegetation is preserved and protected to the greatest extent practicable, and landscaping requirements are met;
- c. Sidewalks, pedestrian pathways and bicycle paths designed to provide continuous connection along the road corridor may be permitted, provided that they can be constructed without materially reducing the screening and visual softening capacity of the required landscaping;



Industrial District Setbacks

- d. Signs are permitted in accordance with article IX;
- e. Clearing for sight distances is permitted at the entrances and exits to any development as needed to provide for reasonable traffic safety, in accordance with accepted traffic engineering practices recommended or required by the Virginia Department of Transportation;
- f. The trimming of existing limbs or branches of preserved trees is permitted when approved by the zoning administrator;
- g. When, in the opinion of the zoning administrator, the addition of plantings and earthen berms or masonry walls would better achieve the purposes of this district in lieu of the landscaping requirements of the perimeter zone.



Utility Cabinet Setbacks

Sec. 5-2000. - Supplementary density and dimensional regulations.

H. Projections and yard setback modifications.

8. Exemption of yard setback requirements for electrical, water or wastewater utility cabinets. Utility cabinets measuring no more than six feet high and eight feet wide shall be allowed to encroach into required yard setbacks and shall be located outside of any required sight line or sight triangle.



Utility Cabinets



Utility Cabinets



A brief discussion was had on the proposed ordinance changes and agreed that additional revisions are needed to the industrial setback revisions before going to public hearing. The Planning Commission felt that the proposed utility cabinet exception revisions were adequate to be advertised for public hearing, however, they should be advertised together with the industrial setback revisions.

Commissioner Carroll shared his discontent with the Board of Supervisors' recent approval of the Sycamore Cross Solar project. Commissioner Carroll read a statement to the Planning Commission reflecting his thoughts on the matter.

There being no further information to discuss, Chairman Bowser adjourned the meeting at 7:50 PM.

Adopted this _____ day of _____, 2024

Bobby Bowser, Chairman, Isle of Wight County Planning Commission

Attest: _____

Amanda Landrus, Secretary

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
October 17, 2024 Board of Supervisors Action List	Cover Memo	11/6/2024

ACTION LIST
BOARD OF SUPERVISORS
October 17, 2024

1. Approval of Agenda: Supervisor McCarty moved that the agenda be approved. Supervisor Jefferson stated with the addition of a discussion about the removal of political sign be added to the County Attorneys report. The motion was adopted unanimously (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

2. Closed Meeting

No action was taken following the closed meeting.

3. Citizens' Comments

- A. Kathy Guindon, Center Director from Airfield 4-H Center in Wakefield, gave an overview of the programs the center offers and upcoming programs.
- B. Glen Willis of Lovers Lane in Windsor distributed copies of information pertaining to impacts related to the County's Zoning Ordinance.
- C. Rosa Turner of Smithfield let the board know she was speaking in Public Hearings regarding an item on the agenda.

4. Consent Agenda

Following an overview by County Administrator Keaton, on motion of Supervisor McCarty, the following Consent Agenda with the exception of item A and E and it was adopted unanimously (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion:

- A. Appointment of Temporary Clerk of the Board of Supervisors Motion to Appoint the Clerk of the Board of Supervisors

Assignment: Carey can still sign all documents relating to the Bond. Courtney Denney was designated Deputy Clerk.

- B. Resolution to Amend the Budget and Appropriate Funding for Asset Forfeiture (\$12,741)

Assignment: Wells
- C. Resolution to Amend the Budget and Appropriate Proceeds from the Sale of Military Surplus Equipment (\$74,261)

Assignment: Wells
- D. Resolution to Amend the Budget and Appropriate Funding to the Isle of Wight County Public Schools' FY2024-25 Operating Budget (\$1,771,130)

Assignment: Wells
- E. Resolution to Reappropriate County Schools Encumbered and Unencumbered Funding (\$819,407)

Assignment: Tabled to November Meeting
- F. Resolution to Amend the Budget and Appropriate Funding for the Smithfield Food Tour (\$13,500)

Assignment: Wells
- G. Resolution to Amend the Budget and Appropriate Teacher Quality Partnership Program Grant Funds (\$1,393,837)

Assignment: Wells
- H. Resolution to Amend the Budget and Appropriate Wallace Foundation Grant Funds (\$50,000)

Assignment: Wells
- I. Resolution to Recognize the Month of October as Down Syndrome Month
- J. Resolution to Recognize the Month of October as National Disability Employment Awareness Month

K. Resolution to Recognize the Month of October as Rett Syndrome Awareness Month

L. Minutes

- October 8, 2024- Joint Work Session w/School Board
- October 18, 2024- Meeting Minutes

Assignment: Denney

5. Regional and Inter-Governmental Reports

A. Hampton Roads Transportation Planning Organization/Hampton Roads Transportation Accountability Commission: Supervisor McCarty gave an update on the 2050 long range transportation plan.

6. Special Presentations / Appearances

Katie Boyle, Deputy Director with VACo presented the Parks and Rec with an Achievement Award for the RISE Program

8. County Attorney's Report:

The County Attorney gave an overview of an issue that is ongoing in the Commissioner of Revenues Office regarding personal property tax for disabled Veterans. It was advised that a public hearing take place in the November meeting. The County Attorney discussed as a public service announcement that the theft or vandalism of a political sign as well as any other signs is a criminal offense which is a class one misdemeanor that carries up to a year in jail along with a \$2500 fine.

Assignment: Jones

9. Public Hearings

A. CSUP-24-1 Garage Ministry Conditional Use Permit Request Application (CSUP-24-1) of Anthony Robinette, Property Owner, for a Conditional Use Permit to Establish a Religious Assembly Use on Approximately 1.25 Acres Located at 5293 Old Stage Highway (Rte. 10) in the Rural Agricultural Conservation Zoning District. Supervisor Rountree made the motion to approve the CUP application with a desktop review for a culture resource study

was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the no Supervisor voting against the motion.

Assignment: Ring/Kitchen

- B. REZN-4-24 Hewitt Conditional Residential Rezoning Request Application (REZN-24-4) of Christopher and Jessica Hewitt, Owners, for a Change in Zoning Classification from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential (C-RR) of 3.19 Acres and to Conditional-Rural Agricultural Conservation (C-RAC) of the Remainder of 34.9 Acres. The motion made by Supervisor Rountree to approve the rezoning request was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

Assignment: Ring/Robinson

10. County Administrator's Report

- A. Mike Frickanisce gave an update on the Bradby Park design.
- B. Matters for the Board's Information: County Administrator Keaton gave an update on the sale for the Virginia Public School Authority. It was for the funds for the replacement of HVAC at Carrollton Elementary School. The final interest rate was 3.875.
- C. County Administrator Keaton gave a notice of retirement letter on or before August 31, 2025. Chairman Acree accepted the notice.

11. Unfinished / Old Business

- A. Bennis Church Blvd/Turner Dr Intersection Improvements Consideration of Potential Bennis Church Blvd/Turner Dr Intersection Improvements as Outlined in the Bennis Church Master TIA: Supervisor Rosie moved to approve the motion with the following changes: The Board of Supervisors is in agreement with the cost share formula, with the County share being contingent on the Town taking similar action. The motion of a conditional agreement was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion:

Assignment: Oliver

- B. Real Estate Reassessment Schedule Consideration of a Three-Year Real Estate Reassessment Schedule: Supervisor McCarty moved that the County doesn't change its reassessment methodology at this time. Motion was adopted 5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor

Assignment: Gwaltney

- C. 2025 Legislative Priorities Discussion of Items for 2025 Legislative Priorities:

Assistant County Administrator Robertson gave an update on three legislation items which are as follows: clerks fee revenue, septic pump oversight, and funding for EMS pharmaceutical requirements. Supervisor McCarty moved to adopt the resolution establishing Isle of Wight legislative priorities for the 2025 session of the General Assembly of the Commonwealth of Virginia. The motion was adopted 5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor.

Assignment: Robertson

- D. Farmers Market- Consideration of Transferring Funding to the Economic Development Authority for the Proposed Farmers Market. The Board of Supervisors would like an updated plan for the Farmers Market.

Assignment: Ring

11. New Business

- A. EXC-24-5 Highway Corridor Overlay District Exception for Air Station General: Supervisor Jefferson moved to approved. The motion was adopted 5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor.

Assignment: Ring

- B. REZN-24-8 Shirley T. Holland Intermodal Park Phase III Conditional Zoning Amendment: Supervisor Rountree moved that the request be approved. The motion was adopted 5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor.

Assignment: Ring

- C. VACo Voting Credentials Motion to Designate the County's Voting Delegate and Alternate Delegate Authorized to Vote at the VACo Annual Business Meeting: Supervisor Rountree

moved that the request be approved with Supervisor Jefferson as primary and Chairman Acree as secondary. The motion was adopted 5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor.

Assignment: Robertson

PLANNING REPORT

APPLICATION:

Application (REZN-24-6) of Karen Marie and Robert B. Meade, owners, for a change in zoning classification from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential (C-RR) of approximately six acres which includes a proffer for no further subdivision of the new lot

ELECTION DISTRICT:

D5

LOCATION:

The proposed lot is part of tax map number 59-01-001D and is located on the southeast side of Bows and Arrows Road (Rt. 641) approximately a half mile north of Walters Hwy. (Rt. 258). The property and proposed lot are directly adjacent to agricultural, woodlands, and single family residential uses.

BACKGROUND:

The parcel was created in 1968 and contains approximately thirty acres. Under the sliding scale option in the Rural Residential Zoning District, one new single family residential lot is allowed. If this rezoning is approved, there will be no more rezoning options for this property. However, the property owners have proffered to have no further subdivisions from the lot including family member transfer lots.

DESCRIPTION:

The property contains approximately thirty acres of vacant wooded land. The proposal will allow the lot to be used for one single family residence. A proffered condition of the rezoning to C-RR prohibits the proposed new lot from being subdivided further to include family member subdivisions.

The Capital Impacts Model results show there is existing capacity for public facilities in the southern service area.

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. Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities. The area designated as EC should be preserved due to environmental constraints, unless a site-specific analysis demonstrates there are no environmental concerns in a specific area.

ORDINANCE REVIEW:

The required lot area in the RR zoning district is a minimum of 40,000 square feet. The minimum lot frontage is 120 feet with 150 feet of lot width at the front setback line. The proposed lot meets the minimum requirements of the RR zoning district. The lot exceeds the minimum net developable area required.

The proposed lot does not contain a special flood zone designation, and the proposed lot is not in the Chesapeake Bay Preservation Area Overlay District. A wetland delineation confirmation will be required for the new lot showing the limits of wetland areas on the lot.

Following Board of Supervisor's approval, a subdivision plat is required. Once the plat is approved and recorded, a site plan for a single family residence can be submitted.

AGENCY REVIEW:

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

- Fire and Rescue
- General Services
- Environmental Planner
- Virginia Department of Transportation
- Health Department
- County Attorney

STAFF CONCLUSIONS:

Strengths:

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

Weaknesses:

1. None determined at this time.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

Description	Type	Upload Date
Application	Cover Memo	10/30/2024
Location Map	Backup Material	10/22/2024
Zoning Map	Backup Material	10/22/2024
Land Use Map	Backup Material	10/22/2024
Exhibit	Backup Material	10/22/2024
Pic 1	Backup Material	10/22/2024
Pic 2	Backup Material	10/22/2024
Pic 3	Backup Material	10/22/2024
Pic 4	Backup Material	10/22/2024

Details

Application Information

[Edit](#)

Applicant*

Type of Rezoning*

Owner

Conditional Rezoning

Project Name*

MEADE TO COX REZONING SUBDIVIDE

Proposed Use or Activity*

Subdivision for one single family dwelling lot

Are voluntary proffered conditions attached*

Yes

Comprehensive Plan Designation*

RAC

Tax Parcel Information

[Add Tax Parcel Information](#)[Edit](#)

Tax Parcel ID #*

59-01-001D

Number of Acres to be Rezoned:*

Aprox 6

Requesting Zoning District Changed from:

RAC

Requesting Zoning District Changed to:*

C-RR

Total Property Acres*

29.540

Water Type*

Private Well

Sewer Type *

Private Septic

Disclosures and Signature

[Edit](#)

No application shall be certified as complete unless the following information is provided. Ten (10) full-size copies of all application documents and (1) reduced 11"x17" copy of concept plan must be provided in addition to a digital upload on the next screen.

The required number of copies may be increased or reduced with permission of the Zoning Administrator, depending on the review needs.

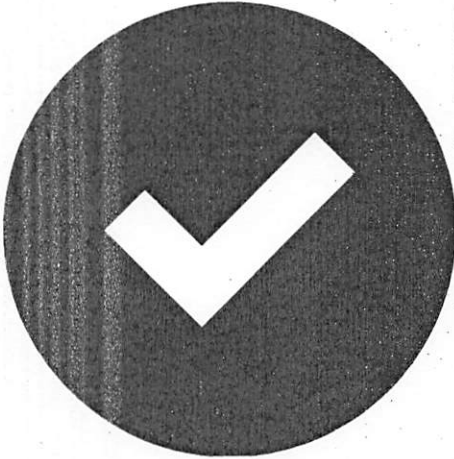
All plans over 11"x17" in size are required to be folded to be processed for review.

Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process to more effectively review the application and prepare the staff reports for the appropriate review.

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 the processing of this application.

I understand my application will not be processed until I deliver paper copies to Central Permitting at 17140 Monument Circle Building B Isle of Wight, VA 23397.

Applicants Signature*



KAREN
MARIE
MEADE

Sep 3, 2024

A minimum of one (1) hardcopy of ALL application documents **MUST** be submitted to begin the review process. More copies may be requested during application review.



Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT

AFFIDAVIT OF OWNERSHIP

This 4th day of September, 2024.
(day) (month) (year)

I Karen Marie Meade
Robert Brian Meade owner of 59-01-001D
(owner) (address and/or tax map number)

give my permission to: Karen Marie Meade, to make
(applicant)

application to Isle of Wight County Department of Community Development for the aforementioned property.

Robert B. Meade Karen Marie Meade Karen Marie Meade
Robert Brian Meade Robert Brian Meade
(signature of owner) (printed name)

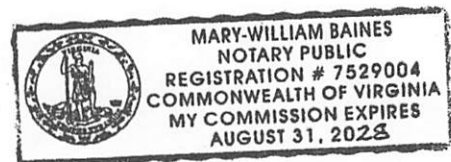
Commonwealth of Virginia

County of Isle of Wight

Subscribed and sworn to before me MARY-WILLIAM BAINES

A Notary Public in and for the County of Isle of Wight, Commonwealth
of Virginia, this 4th day of September, 2024.

Mary-William Baines
Notary Public



My Commission Expires August 31, 2028

**COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS**

Applicant Karen Marie and Robert Brian Meade
Address 5602 Duck Town Road
Zuri Va 23898
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
tax map 59-01-001D on Bows and Arrows Road	29.540 acres

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
N/A	

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: Karen Marie Meade Applicant: Robert Brian Meade Date: 9/4/2024
Printed or Typed Name Signature

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Mary-William Baines
A Notary Public in and for the County of Isle of Wight, Commonwealth
of Virginia, this 4th day of September, 2024.

Mary William Baines
Notary Public

My Commission Expires August 31, 2028



To: Isle of Wight County / Rezoning Board

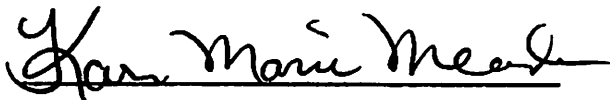
From: Karen Marie and Robert B. Meade

5602 Duck Town Road

Zuni, Va 23898

Re: Tax Map 59-01-001D current use and condition

The property located at Tax Map 59-01-001D is currently being used for timber, recreational use, trails, fishing and has been used for hunting in the past. Various fruit bushes, and some ground plant crops such as pumpkin and watermelons. There are trees and brush over majority of the property that is requested to be rezoned/subdivided.

A handwritten signature in cursive script, reading "Karen Marie Meade", written over a horizontal line.

KAREN MARIE MEADE

A handwritten signature in cursive script, reading "Robert Brian Meade", written over a horizontal line.

ROBERT BRIAN MEADE

To: Isle of Wight County / Rezoning Board

From: Karen Marie and Robert B. Meade

5602 Duck Town Road

Zuni, Va 23898

Re: Tax Map 59-01-001D

We are seeking permission to rezone $6\frac{1}{2}$ acres of our 29.540 acres located on tax map 59-01-001D so that it may be subdivided and sold to Michael and Rebecca Cox (friends and family, not immediate) for the purpose of building a single-family dwelling.

Signed Robert B. Meade 9/4/2024

Robert Brian Meade

Signed Karen Marie Meade 9/4/2024

Karen Marie Meade

Commonwealth of Virginia

County of Isle of Wight

Subscribed and sworn before me Mary William BAINES

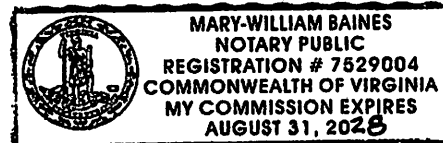
A Notary Public in and for the City of Suffolk in the Commonwealth of Virginia,

This 4th day of September, 2024

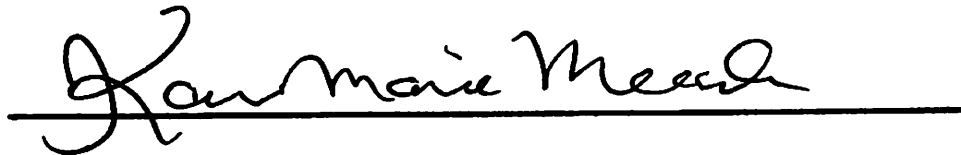
Mary William Baines

Notary Public

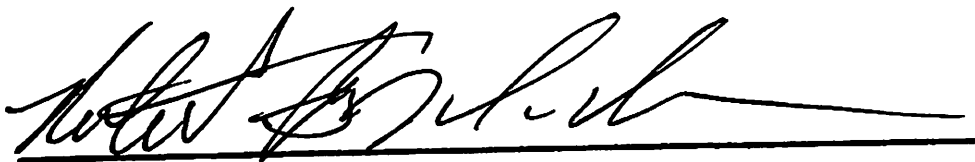
My Commission Expires August 31, 2028



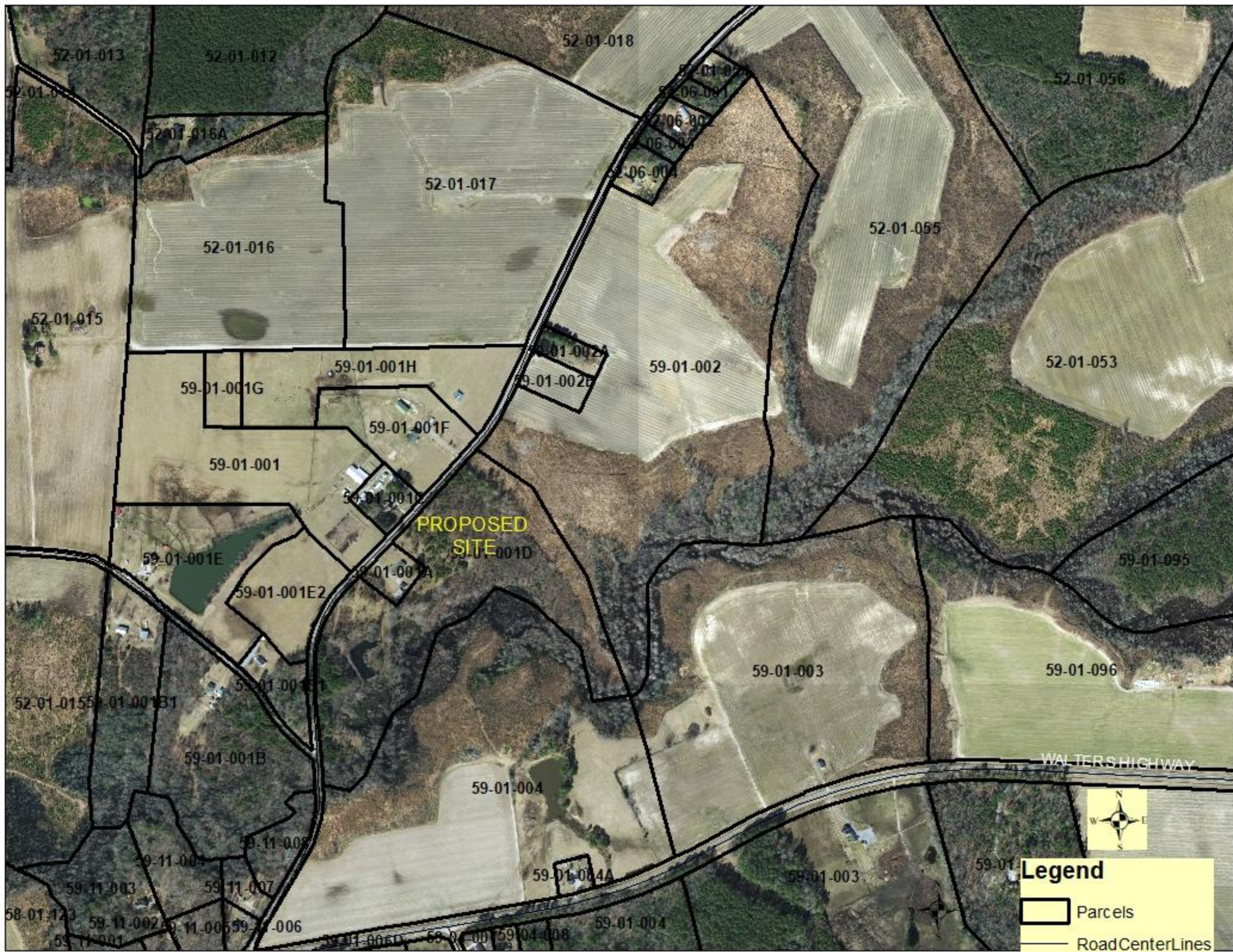
**In regard to conditions of the C-RR Rezoning
we proffer no future divisions will be allowed
from this new lot.**

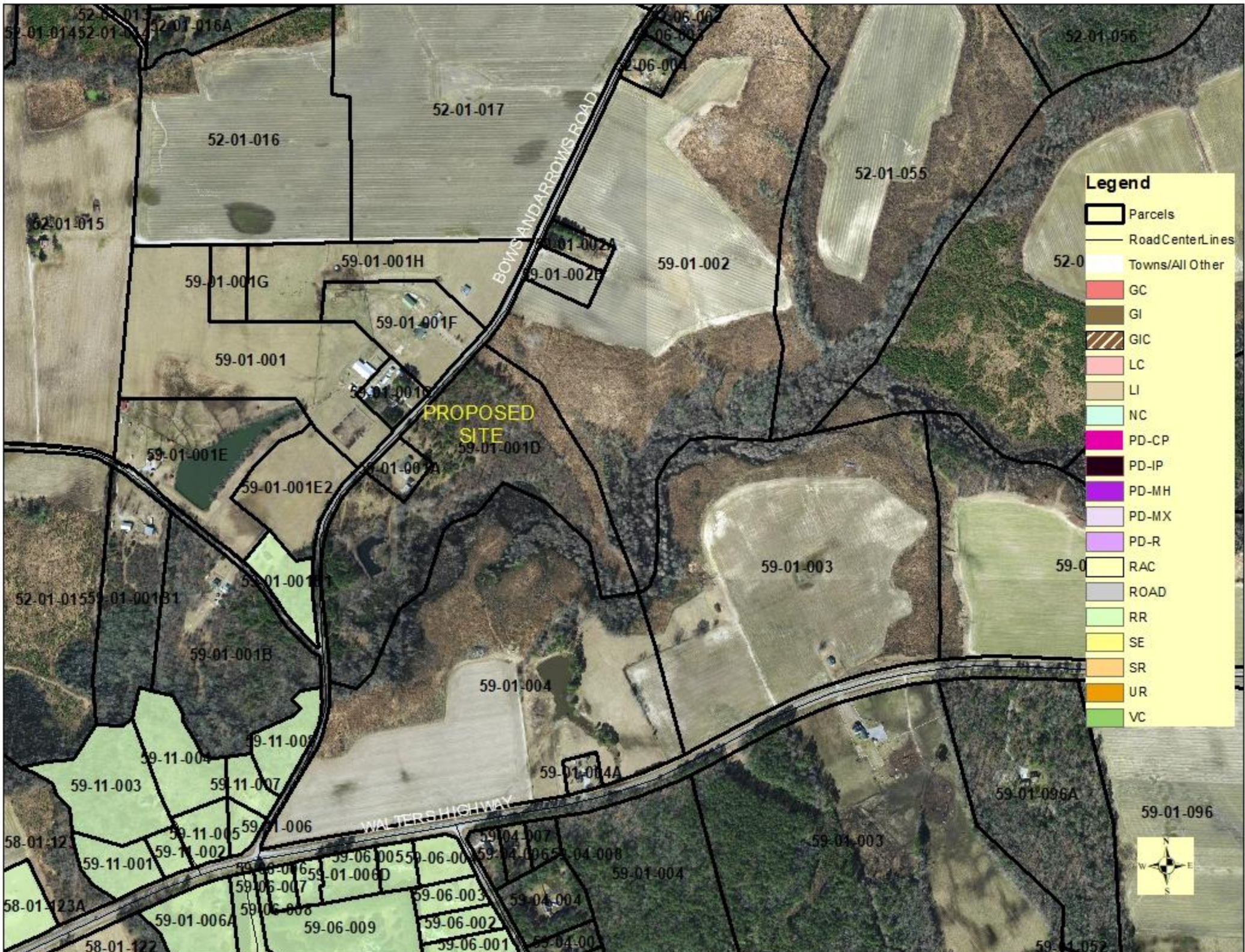
A handwritten signature in black ink, reading "Karen Marie Meade", written over a horizontal line.

KAREN MARIE MEADE

A handwritten signature in black ink, reading "Robert Brian Meade", written over a horizontal line.

ROBERT BRIAN MEADE

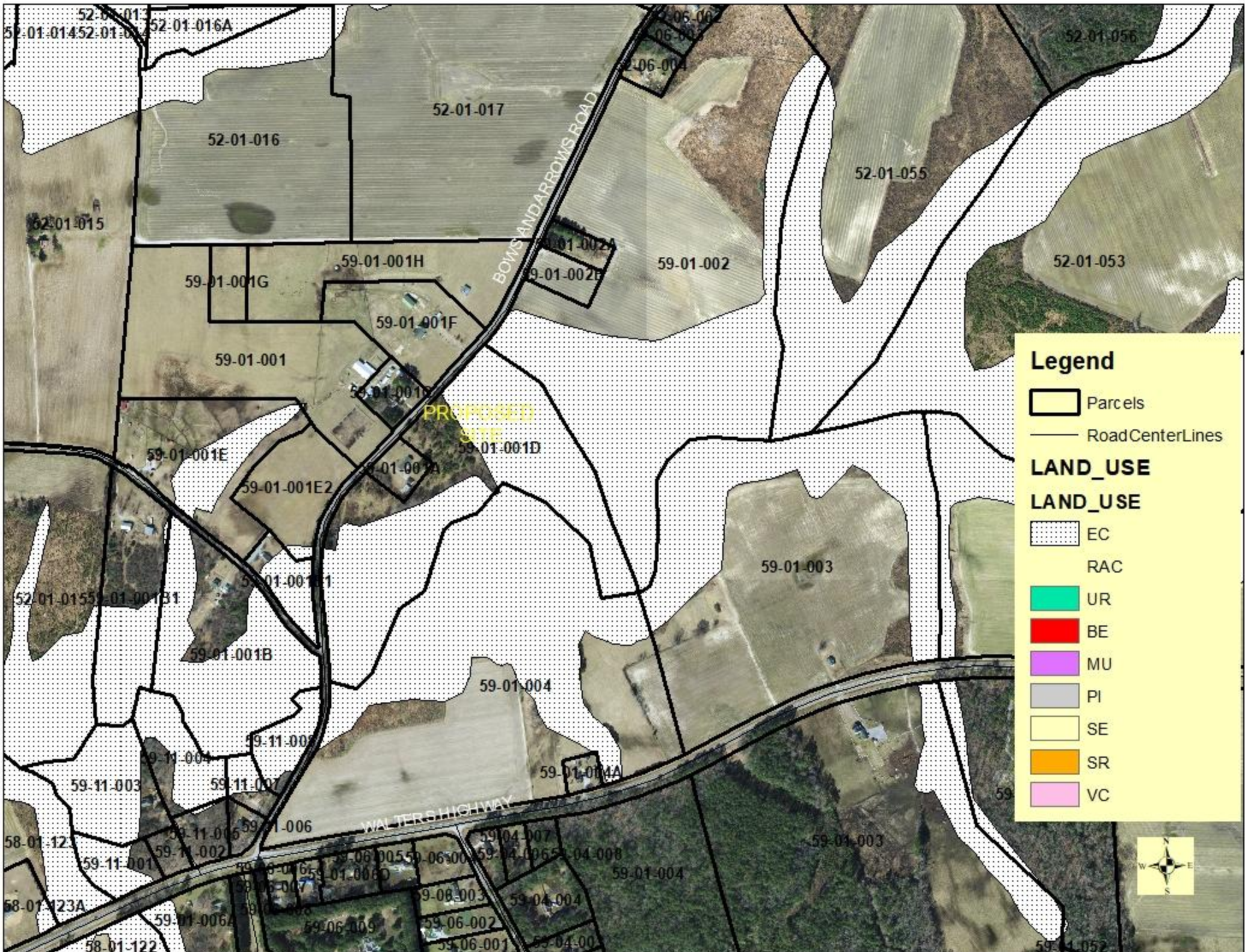




Legend

- Parcels
- Road Center Lines
- Towns/All Other
- GC
- GI
- GIC
- LC
- LI
- NC
- PD-CP
- PD-IP
- PD-MH
- PD-MX
- PD-R
- RAC
- ROAD
- RR
- SE
- SR
- UR
- VC





Legend

-  Parcels
-  RoadCenterLines

LAND_USE

LAND_USE

-  EC
-  RAC
-  UR
-  BE
-  MU
-  PI
-  SE
-  SR
-  VC



APPROVAL BLOCK:

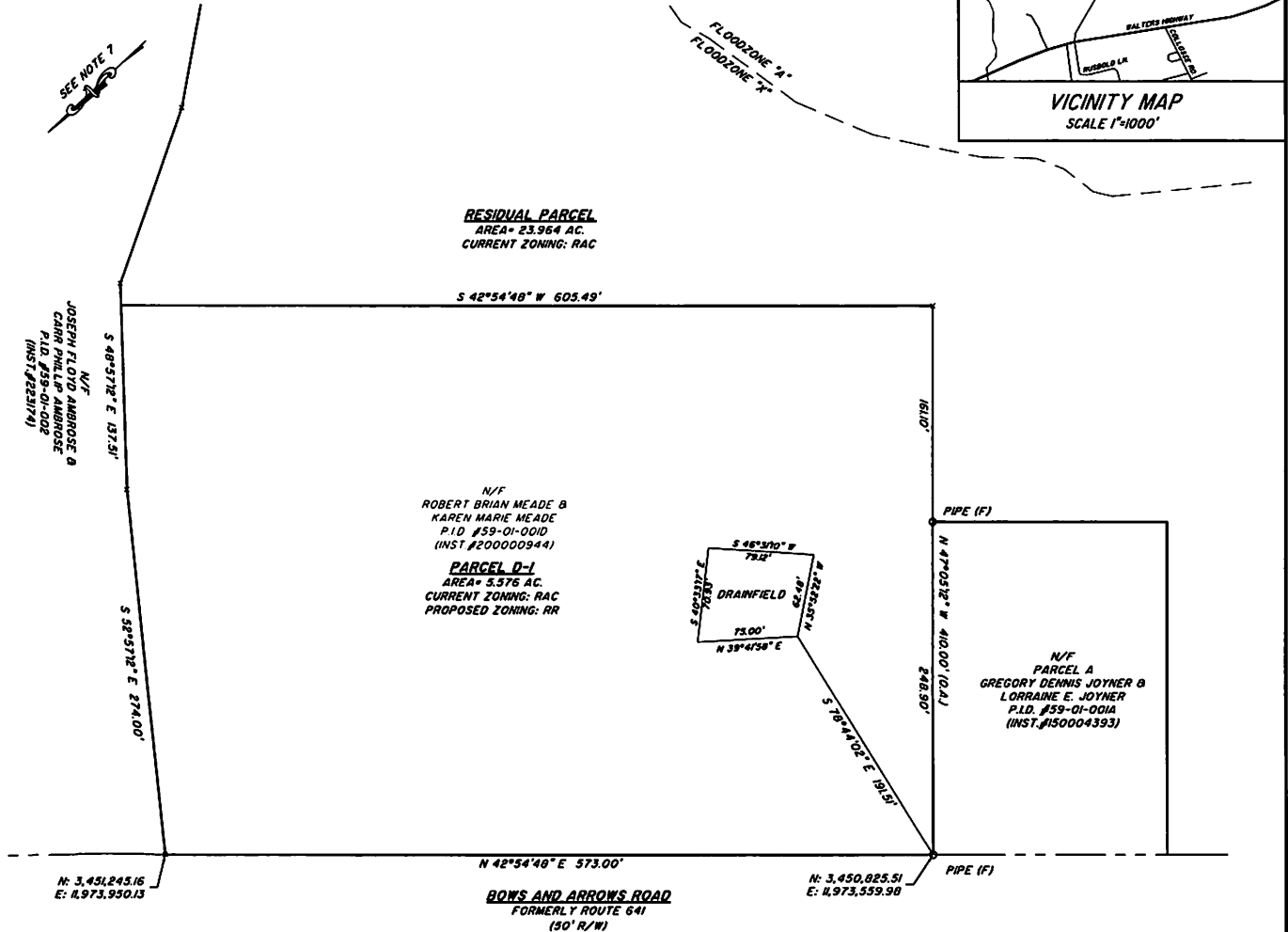
THIS REZONING EXHIBIT PLAT HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE AND MUST BE RECORDED WITH THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ISLE OF WIGHT COUNTY WITHIN SIX MONTHS OF THE DATE OF APPROVAL. APPROVAL WILL BE DEEMED VOID AFTER SIX MONTHS AND THE PLAT MUST BE RESUBMITTED FOR APPROVAL.

DATE OF APPROVAL: _____ SUBDIVISION AGENT _____

DATE OF APPROVAL: _____ VDOT ENGINEER _____

NOTES

1. SMALL FILLED CIRCLES "•" DENOTE IRON PIN SET.
 2. SMALL EMPTY CIRCLES "○" DENOTE IRON PIN FOUND.
 3. THE OWNER OF THIS PROPERTY (T.P. 59-01-001) IS ROBERT BRIAN MEADE & KAREN MARIE MEADOW.
 4. THIS PROPERTY IS CURRENTLY ZONED "RAC" (RURAL AGRICULTURAL DISTRICT). PROPOSED ZONING IS "RR" (RURAL RESIDENTIAL).
 5. THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION LIES IN FLOOD ZONE "X" AND FLOOD ZONE "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY 51093C PANEL 0240E DATED 12-02-2015.
 6. PLAT REFERENCES:
P.B.5, PG.68 (BK. 1 PG.149)
INST #200000944
 7. COORDINATES SHOWN ON THIS REZONING EXHIBIT ARE BASED ON THE ISLE OF WIGHT COUNTY, VIRGINIA 1983 - SOUTH ZONE (1994 HARM ADJUSTMENT), U.S. SURVEY FOOT.
 8. ANY NEW STRUCTURES MUST BE BUILT TO MEET THE MINIMUM REQUIRED YARD SETBACKS IN ACCORDANCE WITH THE IWCZO AND THE NDSO. ANY VARIATION THERETO MUST BE IN COMPLIANCE WITH THE SAID ORDINANCE.
NDSO SETBACKS:
FRONT SETBACK - 60'
SIDE SETBACK - 17.5' (TOTAL OF 35' WITH A 15' MINIMUM)
REAR SETBACK - 35'
 9. AREA TABLE
FORMER AREA TAX PARCEL 59-01-001 - 29.540 ACRES
NEW ARE TAX PARCEL 59-01-001 - 23.964 ACRES
NEW AREA TAX PARCEL 59-01-001 - 5.576 ACRES
 10. WHERE SEPTIC TANKS ARE TO BE INSTALLED ON INDIVIDUAL LOTS, THERE SHALL BE AN APPROVAL OF A PRIMARY DRAINFIELD AND A 100% RESERVE DRAINFIELD BY THE HEALTH DEPARTMENT AT THE TIME APPLICATION IS MADE FOR A SEPTIC TANK PERMIT. APPROVAL OF THIS PLAT DOES NOT INDICATE THAT THE INDIVIDUAL LOT IS SUITABLE FOR APPROVAL OF A PRIMARY AND 100% RESERVE DRAINFIELD. (SECTION 4000.B.6 CBPAO)
- ALL ON-SITE SEWAGE DISPOSAL SYSTEMS NOT REQUIRING A VIRGINIA POLLUTION DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT SHALL BE PUMPED PUT AT LEAST ONCE EVERY FIVE (5) YEARS. (SECTION 4000.B.7 CBPAO)
- NO ZONING PERMIT OR BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT UNTIL A WELL OR WATER SOURCE HAS BEEN APPROVED BY THE COUNTY HEALTH DEPARTMENT.







© 2024 Google

© 2024 Google

© 2024 Google

contributor.

Google Earth

36°47'22.02" N 76°40'23.14" W elev. 67 ft eye alt. 67 ft



© 2024 Google

Google Earth

problem



© 2024 Google

PLANNING REPORT

APPLICATION:

Application (REZN-24-7) of Anthony Porter, owner, for a change in zoning classification from Rural Agricultural Conservation (RAC) to Rural Residential (RR) of 1.68 acres. The application includes a waiver to Section 4-3004 of the Zoning Ordinance to allow a private driveway on a primary state highway.

ELECTION DISTRICT:

D3

LOCATION:

The proposed lot is part of tax map number 13-01-048 and is located on the west side of Old Stage Hwy. (Rt. 10) approximately .2 mile south of Blounts Corner Road (Rt. 674). There are farms, woods, single family residential subdivisions and a church adjacent to the proposed parcel. The lot is bounded by Old Stage Highway (Rte. 10) to the east.

BACKGROUND:

This part of parcel 13-01-048 is on the west side of Old State Hwy. A subdivision plat by was approved and recorded in 2017 as an agricultural, horticultural, or silvicultural parcel which is defined in Section 3.2.3.B.1.a. of the Subdivision Ordinance as the division of land into parcels greater than ten (10) acres for bona fide agricultural, horticultural, or silvicultural purposes where no street right-of-way dedication is involved and where there is no change in the intensity of use, provided such divisions shall have the following notation prominently set forth on the recorded plat: "Residential development on any lots shown will require Residential Zoning pursuant to Section 3.2.3.C of the Subdivision Ordinance of Isle of Wight County, Virginia, as amended."

DESCRIPTION:

The owner wishes to rezone this lot and has asked for a waiver for public road frontage as required by the RR zoning classification.

The Capital Impacts Model results show there additional capacity is needed at the

middle school for the projected one additional student, because existing enrollment at the school has reached 95% capacity. The schools policy states that capacity expansion planning and implementation begins at the 95% school capacity level. The model also shows an existing deficit for neighborhood park, event center and community center space in the northern service area which is exacerbated with any new development in this area. However, there are no capacity expansion projects included in the County's Capital Improvement Plan for these types of parks and recreation facilities. The model shows sufficient capacity for fire and rescue, transportation, and law enforcement facilities to serve the parcel.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) under the adopted Comprehensive Plan. Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses.

ORDINANCE REVIEW:

The required lot area in the RR zoning district is a minimum of 40,000 square feet. The minimum lot frontage is 120 feet with 150 feet of lot width at the front setback line. The parcel meets the minimum requirements of the RR zoning district. The proposed lot does not contain a special flood zone designation.

The proposed lot is in the Chesapeake Bay Preservation Area Overlay District but does not contain a Resource Protection Area or 100-foot buffer.

Following Board of Supervisor's approval, a plat will be required to be submitted for approval and recorded prior to a permit for a single family dwelling on the lot is initiated.

AGENCY REVIEW:

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

- Fire and Rescue
- General Services
- Environmental Planner
- Virginia Department of Transportation

- Health Department
- County Attorney

STAFF CONCLUSIONS:

Strengths:

1. The proposed use is compatible with the existing land uses in the vicinity and within the guidelines of the future Recommended Land Use Plan Designation.
2. The property is permitted to be subdivided, because it is already separated by a state road from the parent parcel.

Weaknesses:

1. A waiver is required for the driveway on a principal arterial road.

STAFF RECOMMENDATION:

Based on the strengths of the application, staff recommends approval of the rezoning application and the waiver request.

ATTACHMENTS:

Description	Type	Upload Date
Application	Cover Memo	10/30/2024
Location Map	Backup Material	10/24/2024
Close Up	Backup Material	10/24/2024
Zoning Map	Backup Material	10/24/2024
Land Use Map	Backup Material	10/24/2024
Ag Sub 2017	Backup Material	10/24/2024
Exhibit	Backup Material	11/6/2024
Pictures	Backup Material	11/6/2024

Details

Application Information

[Edit](#)

Applicant*

Type of Rezoning*

Authorized Agent

Rezoning

Project Name*

Anthony Porter lot

Proposed Use or Activity*

single family residence

Are voluntary proffered conditions attached*

No

Comprehensive Plan Designation*

RAC

Tax Parcel Information

[Add Tax Parcel Information](#)[Edit](#)

Tax Parcel ID #*

13-01-048

Number of Acres to be Rezoned:*

1.68

Requesting Zoning District Changed from:

RAC

Requesting Zoning District Changed to:*

RR

Total Property Acres*

1.68

Water Type*

Private Well

Sewer Type *

Private Septic

Disclosures and Signature

Edit

No application shall be certified as complete unless the following information is provided. Ten (10) full-size copies of all application documents and (1) reduced 11"x17" copy of concept plan must be provided in addition to a digital upload on the next screen.

The required number of copies may be increased or reduced with permission of the Zoning Administrator, depending on the review needs.

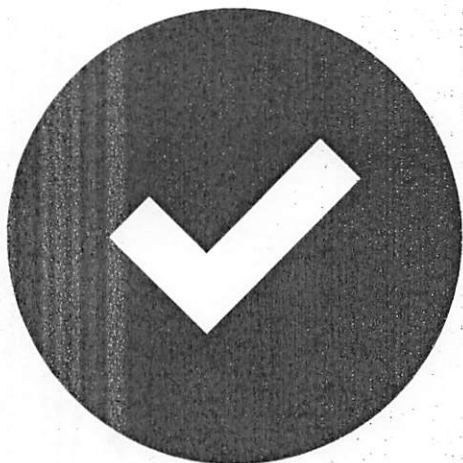
All plans over 11"x17" in size are required to be folded to be processed for review.

Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process to more effectively review the application and prepare the staff reports for the appropriate review.

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 the processing of this application.

I understand my application will not be processed until I deliver paper copies to Central Permitting at 17140 Monument Circle Building B Isle of Wight, VA 23397.

Applicants Signature*



WILLIAM H
RIDDICK III

Sep 12, 2024

A minimum of one (1) hardcopy of ALL application documents MUST be submitted to begin the review process. More copies may be requested during application review.



Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT

AFFIDAVIT OF OWNERSHIP

This 12th day of September, 2024
(day) (month) (year)

I ANTHONY PORTER, owner of TAX MAP PARCEL 13-01-048
(owner) (address and/or tax map number)

give my permission to: WILLIAM H RIDDICK III, to make
(applicant)

application to Isle of Wight County Department of Community Development for the aforementioned property.

[Signature]
(signature of owner)

ANTHONY PORTER
(printed name)

Commonwealth of Virginia

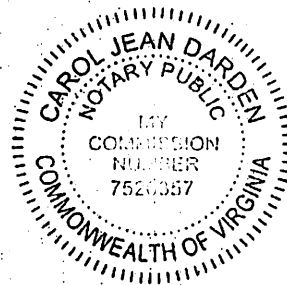
County of Isle of Wight

Subscribed and sworn to before me CAROL J. DARDEN

A Notary Public in and for the County of Isle of Wight, Commonwealth
of Virginia, this 12TH day of SEPTEMBER, 2024

[Signature]
Notary Public

My Commission Expires 7-31-2028



**COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS**

Applicant ANTHONY PORTER

Address 18916 DAYS POINT ROAD
SMITHFIELD VA 23430
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
OLD STAGE HIGHWAY	1.86 ACRE LOT

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: ANTHONY PORTER
Printed or Typed Name

Applicant: *Anthony Porter*
Signature

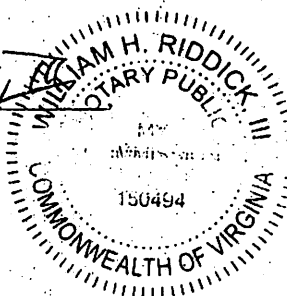
Date: 9/12/2024

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me William H. Riddick
A Notary Public in and for the County of Isle of Wight, Commonwealth
of Virginia, this 12 day of September, 2024.

William H. Riddick
Notary Public

My Commission Expires 3/31/2025



NARRATIVE

APPLICATION OF ANTHONY PORTER FOR A CHANGE IN ZONING CLASSIFICATION FOR TAX MAP PARCEL NO. 13-01-048 CONTAINING 1.68 ACRES FROM RAC TO RR

This parcel is a small part of Tax Map Parcel No. 13-01-048 and lies on the west side of Old Stage Highway. It is a part of a parcel triangular in shape as shown on a subdivision plat entitled:

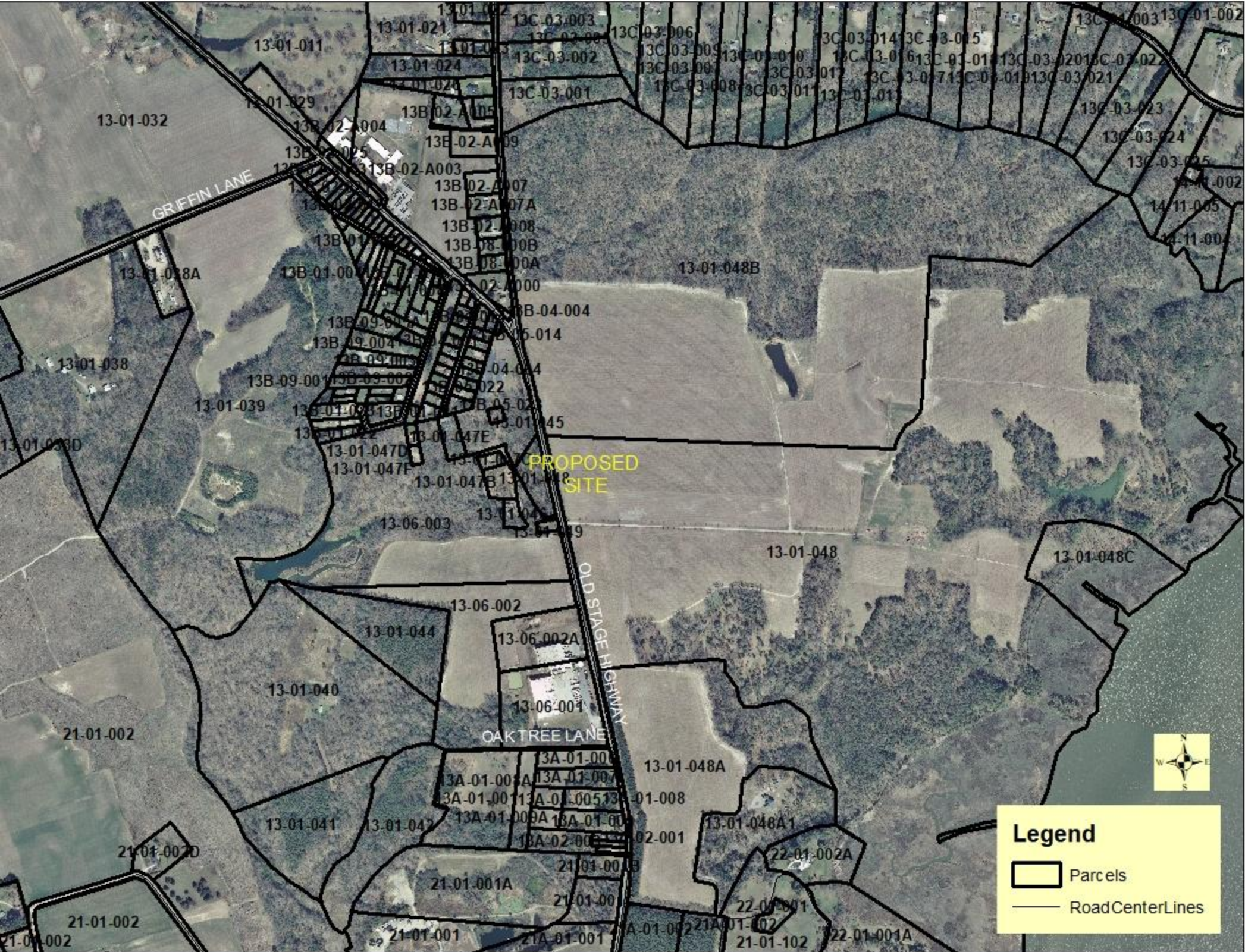
**"BOUNDARY LINE ADJUSTMENT PROPERTY OF LITTLE ZION BAPTIST CHURCH
ROSE, LLC LOCATED AT 9496 OLD STAGE HIGHWAY HARDY MAGISTERIAL
DISTRICT, ISLE OF WIGHT COUNTY, VIRGINIA, SCALE: 1" = 100', FEB. 20, 2023"**
made by Canada Land & Marine Surveying, which plat is recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, as Plat Instrument No. 230003639 reference to which plat of survey is here made for a complete metes and bounds description of the property herein conveyed.

This plat has already been approved by the County's Planning Director and deeds for the parcels shown on the plat have been executed and recorded. A portion of the parcel containing 2.24 shown on the plat was conveyed to the Trustees of Little Zion Baptist Church as an addition to the existing church lot. The remaining 1.68 acre parcel is separated from the parent tract by Rt. 10. The applicant Anthony Porter is requesting zoning approval for use of this lot for the location of a single family residence. A diagram showing the location of a site suitable for septic system has been submitted to the county with this application.

WAIVER

**APPLICATION OF ANTHONY PORTER FOR A CHANGE IN ZONING CLASSIFICATION
FOR TAX MAP PARCEL NO. 13-01-048 CONTAINING 1.68 ACRES FROM RAC TO RR**

**THE LOT WHICH IS THE SUBJECT OF THIS APPLICATION HAS FRONTAGE ON A PUBLIC
HIGHWAY. APPLICANT HEREBY REQUESTS A WAIVER FROM THE REQUIREMENT OF
SECTION 4-3004 REQUIRING THE LOT TO BE LOCATED ON A PRIVATE DRIVE.**





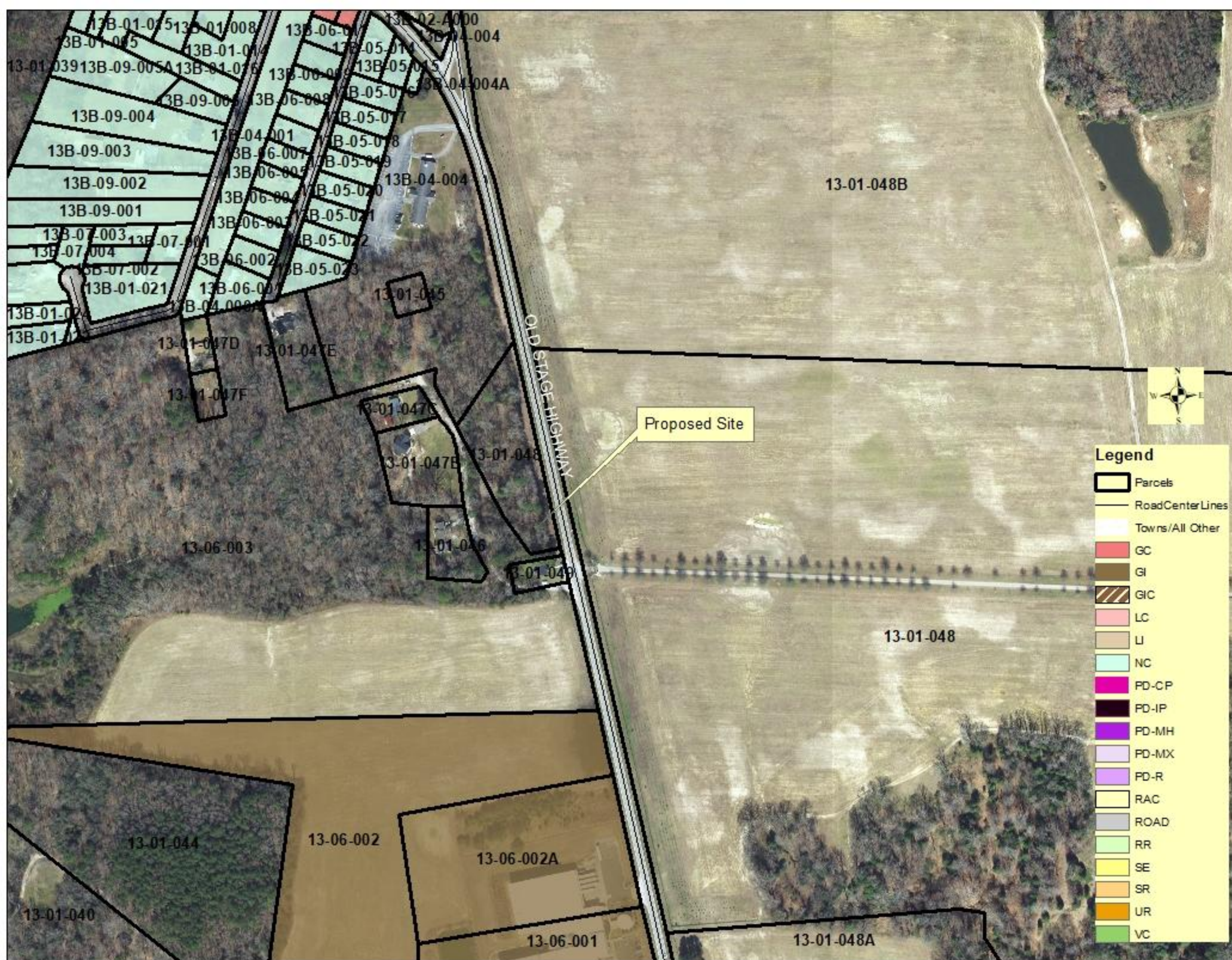
Proposed Site

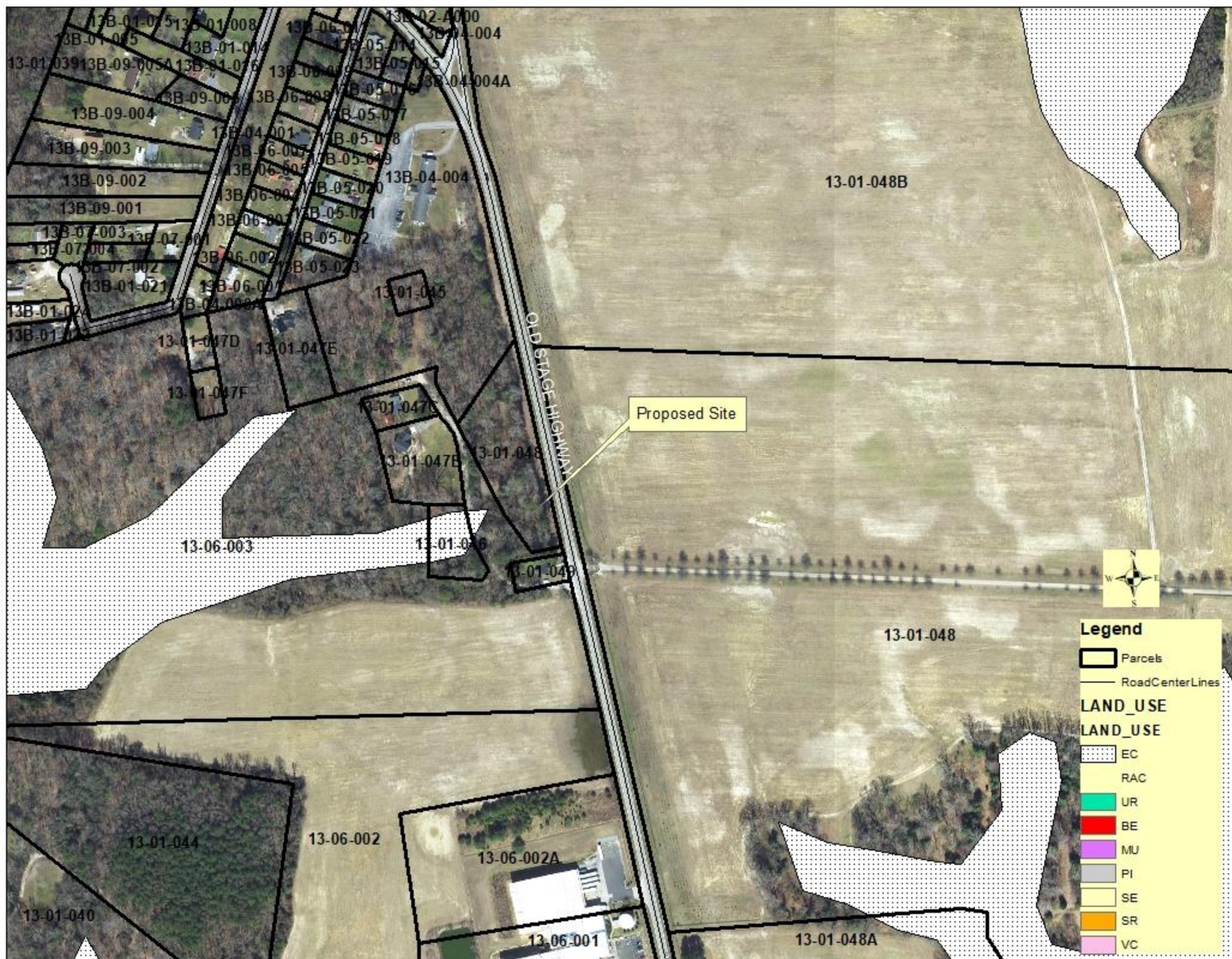
OLD STAGE HIGHWAY

Legend

-  Parcels
-  RoadCenterLines







NOTES:

THIS SUBDIVISION OF PARCEL A IS BEING CREATED UNDER SECTION 3-4-1 (A) OF THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE FOR AGRICULTURAL, HORTICULTURAL OR SILVICULTURAL PURPOSES. RESIDENTIAL DEVELOPMENT WILL REQUIRE RESIDENTIAL ZONING PURSUANT TO SECTION 3-8 OF THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE.

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. THEREFORE, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD, LAND TRANSACTIONS AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 510303 0070 E, DATED 12-02-2015, & ZONE "X/AE/VE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 510303 0088 E, DATED 12-02-2015

* 10' DEDICATION OF RIGHT OF WAY FOR PUBLIC USE

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER(S) AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY ROSF LLC, THE LAST INSTRUMENT OF TITLE BEING IN080000502. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ISLE OF WIGHT, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 10TH DAY OF MAY, 2017.

Edward C. McCombs, III
EDWARD C. "MO" CANADA, III L.S.

ROSF LLC HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH THEIR FREE CONSENT AND ACCORDANCE WITH THEIR DESIRES.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF May, 2017.

OWNER *Ed McCombs, III*

STATE OF Virginia

COUNTY OF Isle of Wight TO-WIT

SUBSCRIBED AND SWORN TO BEFORE ME *Carol J. Darden* A NOTARY

PUBLIC IN AND FOR THE COUNTY OF Isle of Wight STATE

OF Virginia

THIS 22nd DAY OF May 2017.

MY COMMISSION EXPIRES 7-31-2020

GIVEN UNDER MY HAND THIS 22nd DAY OF May 2017.

NOTARY REGISTRATION NO. *1990* NOTARY PUBLIC



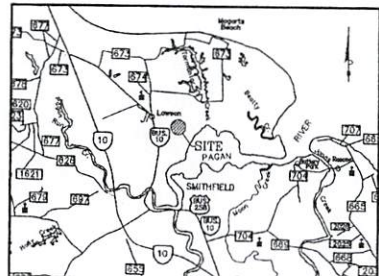
THIS SUBDIVISION PLAT HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE AND MUST BE RECORDED WITH THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ISLE OF WIGHT COUNTY WITHIN SIX MONTHS OF THE DATE OF APPROVAL. APPROVAL WILL BE DEEMED VOID AFTER SIX MONTHS AND THE PLAT MUST BE RESUBMITTED FOR APPROVAL.

DATE OF APPROVAL: 6/1/2017 SUBDIVISION AGENT: *Anthony M. B...*

DATE OF APPROVAL: 05/31/17 VDOT ENGINEER: *[Signature]*

**SUBDIVISION PLAT OF PARCEL A
PROPERTY OF
ROSF LLC**

LOCATED ON OLD STAGE HIGHWAY
& BLOUNT'S CORNER ROAD
HARDY MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE 1" = 200' MAY 10, 2017



SITE MAP
SCALE 1"=1000'

REFERENCE - IN080000502, PB 3 PG 76

LEGEND:
● - DENOTES IRON PIN OR PIPE FOUND
⊙ - DENOTES IRON PIN SET
○ - DENOTES COMPUTED POINT

AREA TABLE

FORMER AREA OF TAX PARCEL 13-01-048 484.55 Ac.
MINUS AREA OF PARCEL A 184.19 Ac.
MINUS AREA OF R/W DEDICATION 0.88 Ac.
NEW AREA OF TAX PARCEL 13-01-048 300.00 Ac.

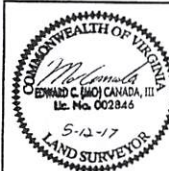
CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	948.87	148.17	148.02	S17°20'47"E	8°58'49"
C6	103.44	101.24	97.25	N13°34'17"E	5°50'40"
C7	1018.95	184.75	184.57	N17°30'17"W	8°15'50"

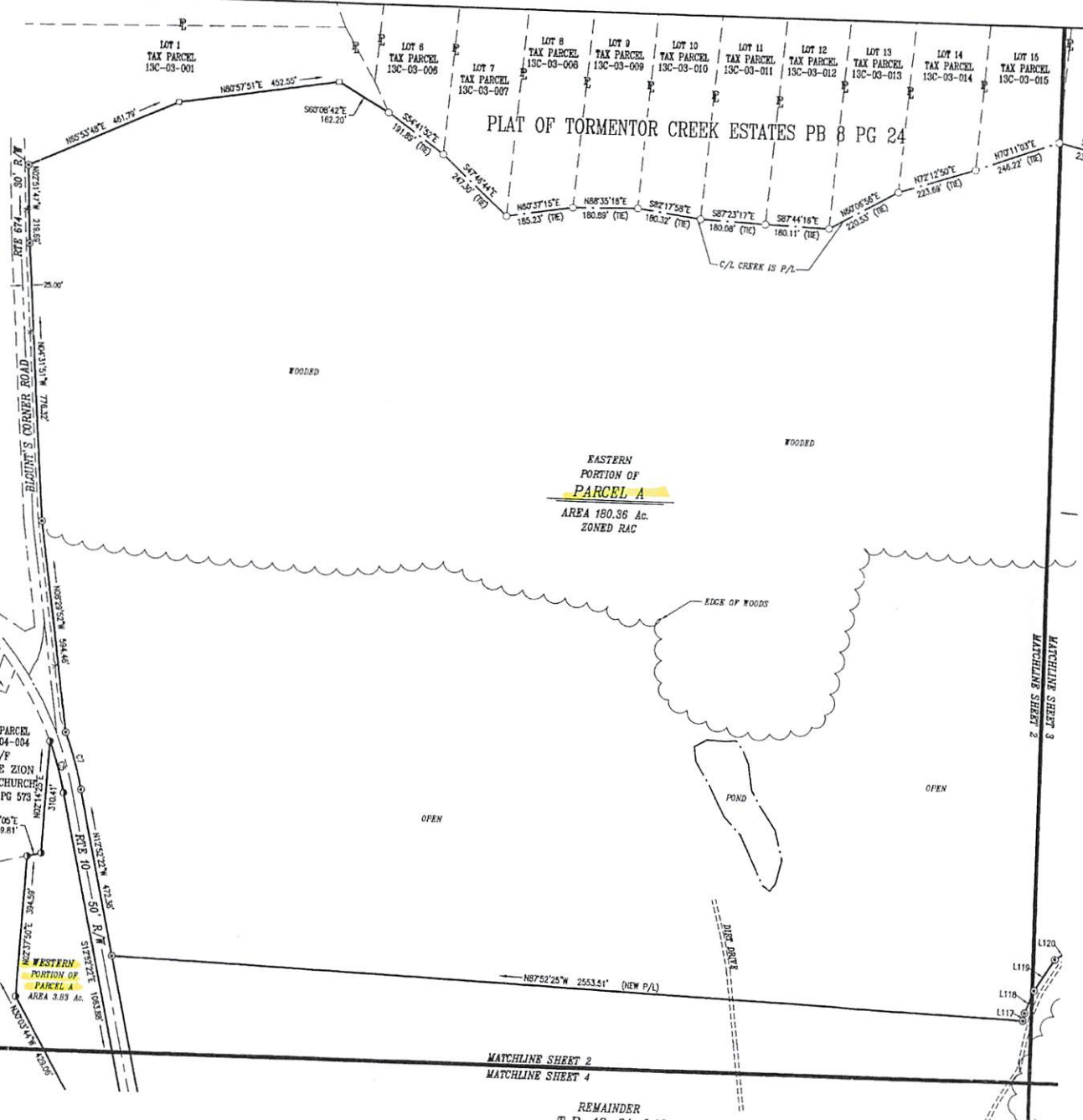
LINE DATA

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N07°01'43"E	34.01	L61	S31°01'48"W	93.15
L2	S80°18'33"E	145.88	L62	N82°22'22"E	17.73
L3	S89°05'54"E	98.47	L63	N28°00'25"E	74.78
L4	S75°48'25"E	43.93	L64	N54°18'53"E	115.74
L5	S89°44'55"E	148.93	L65	S84°48'18"E	48.16
L6	S84°22'02"E	165.37	L66	N43°35'53"E	73.99
L7	S72°13'43"E	72.94	L67	S55°36'53"E	52.23
L8	S87°11'20"E	68.76	L68	S37°33'54"E	53.63
L9	S63°11'17"E	45.90	L69	S41°19'40"W	288.58
L10	S69°37'12"E	132.75	L70	S57°56'34"W	209.18
L11	S01°12'02"E	54.03	L71	S27°18'48"W	85.37
L12	S56°20'43"E	44.08	L72	S34°21'38"W	178.38
L13	N45°19'59"E	65.22	L73	S57°08'04"W	114.21
L14	S51°07'58"E	28.99	L74	S33°50'45"W	49.04
L15	S04°29'01"E	55.58	L75	S54°52'24"W	194.82
L16	S38°12'45"E	167.12	L76	N35°24'28"W	98.03
L17	S03°54'51"E	91.54	L77	N63°46'58"W	118.43
L18	S48°02'40"E	28.40	L78	N52°23'58"W	188.37
L19	N89°25'28"E	132.02	L79	S30°19'29"W	24.73
L20	N45°03'29"E	83.81	L80	S50°37'38"E	174.81
L21	N71°45'54"E	300.95	L81	S61°30'10"E	124.27
L22	S08°25'47"E	150.21	L82	S65°21'50"W	113.04
L23	S34°58'05"W	130.14	L83	S78°43'09"E	63.60
L24	S29°21'50"W	245.19	L84	S44°05'16"E	42.13
L25	S13°06'34"W	140.06	L85	S32°21'28"W	158.10
L26	S14°26'16"E	192.59	L86	S08°49'13"W	128.91
L27	S09°19'13"E	142.46	L87	S33°34'42"W	185.74
L28	S08°25'57"E	71.71	L88	S02°14'43"W	151.59
L29	S40°28'40"W	118.77	L89	S53°02'58"W	63.07
L30	S10°11'45"E	101.04	L90	S16°07'48"W	82.77
L31	N31°40'37"E	91.67	L91	S69°56'11"W	115.48
L32	S48°05'28"E	338.35	L92	S37°30'54"W	181.23
L33	S21°32'01"W	151.63	L93	S13°14'50"W	147.72
L34	S32°35'58"W	153.19	L94	S10°02'43"W	145.58
L35	S07°19'12"W	147.42	L95	S21°24'22"W	133.88
L36	S08°35'58"W	85.83	L96	S60°54'52"W	148.74
L37	N70°30'14"W	128.82	L97	S85°52'33"W	269.01
L38	N13°12'22"E	153.38	L98	S74°41'34"W	331.52
L39	N44°42'23"E	118.38	L99	S58°05'14"W	178.97
L40	N58°13'03"W	64.87	L100	N78°37'25"W	178.97
L41	N02°57'19"E	75.47	L101	N87°46'55"W	580.92
L42	N43°18'55"W	147.85	L102	N25°21'17"W	77.73
L43	N45°22'51"E	45.70	L103	N25°21'17"W	411.00
L44	N44°42'08"W	38.25	L104	N05°18'30"W	181.84
L45	S77°38'54"W	56.57	L105	N40°53'09"W	335.11
L46	N66°13'22"W	56.49	L106	N55°38'32"W	140.14
L47	N47°45'31"W	103.45	L107	N80°45'32"W	30.32
L48	S33°05'58"W	17.29	L108	S78°48'37"W	98.81
L49	S58°16'29"E	126.40	L109	S83°34'49"W	48.37
L50	S58°15'21"E	81.98	L110	S74°29'52"W	60.50
L51	S34°38'50"E	93.08	L111	N89°08'58"W	94.67
L52	S25°58'58"E	72.00	L112	N38°51'55"W	55.93
L53	S07°01'33"E	48.15	L113	N11°40'09"W	89.20
L54	N85°02'23"W	38.56	L114	N34°20'26"W	153.42
L55	S38°05'45"E	68.72	L115	N02°23'24"E	75.07
L56	S47°30'43"W	71.39	L116	N83°49'18"E	78.19
L57	S20°05'38"W	104.00	L117	N11°15'51"E	21.62
L58	S27°07'45"W	90.01	L118	N31°41'22"E	68.22
L59	S72°05'28"W	107.08	L119	N31°48'22"E	103.32
L60	S49°25'58"W	81.58	L120	N05°35'40"E	85.43

PG 11 JUN.01.2017 172507

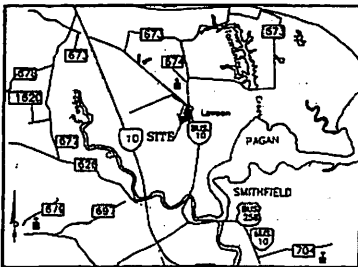


1212 S. Church Street Smithfield, VA 23430
PHONE: 757-357-2911
DRAWN BY: ECC JOB #517-58-1W



RECORDED
IN BOOK 13
PAGE 212
JAN 10 1968
RECORDS & CLERK
JAN 10 1968

REMAINDER
T.P. 13-01-048
FORMER AREA 484.55 Ac.
NEW AREA 300.00 Ac.
ZONED RAC



SITE MAP
SCALE 1"=1000'

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. THEREFORE, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD, LAND TRANSACTIONS AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 510503 0070 E, DATED 12-02-2015.

TAX PARCEL
13-01-049
NOW OR FORMERLY
MARK MESSMORE, SR.
IN#210001533

T.P. 13-06-003

T.P. 13-01-048

FORMER AREA 2.82 AC.
NEW AREA 1.69 AC.

ROSE, LLC
IN#000000502
JURED RAC

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNER(S) AND THAT THE SUBDIVISION IS ENTIRELY WITHIN THE BOUNDARIES OF THE LAND OWNED BY LITTLE ZION BAPTIST CHURCH & ROSE, LLC. THE LAST INSTRUMENT OF TITLE BEING DB 186 PG 573, IN#000000502.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ISLE OF WIGHT, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 20TH DAY OF FEB. 2023.

EDWARD C. MC CANADA, III, L.S.

ROSE, LLC HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH THEIR FREE CONSENT AND ACCORDANCE WITH THEIR DESIRES.

WITNESS MY HAND AND SEAL THIS 11th DAY OF July 2023.
JOSEPH LUTER IV

STATE OF VIRGINIA

COUNTY OF Isle of Wight TO-WIT

SUBSCRIBED AND SWORN TO BEFORE ME Walter E. Riddick, A NOTARY

PUBLIC IN AND FOR THE COUNTY OF Isle of Wight STATE OF VIRGINIA.

THIS 11th DAY OF July 2023

MY COMMISSION EXPIRES 03/31/2023

GIVEN UNDER MY HAND THIS 11th DAY OF July 2023

7590357 Walter E. Riddick
NOTARY REGISTRATION NO. NOTARY PUBLIC

CURTIS DICES, JAMES FORD, HELENA UROGHART & CLARA JONES HEREBY CERTIFY THAT THEY ARE THE TRUSTEES OF THE LITTLE ZION BAPTIST CHURCH PROPERTY SHOWN ON THIS PLAT AND THAT THIS SUBDIVISION IS WITH THEIR FREE CONSENT AND ACCORDANCE WITH THEIR DESIRES.

WITNESS MY HAND AND SEAL THIS 31st DAY OF July 2023

TRUSTEE James Ford TRUSTEE Heleena Uroghart

TRUSTEE Curtis Dices TRUSTEE Clara Jones

STATE OF VIRGINIA

COUNTY OF Isle of Wight TO-WIT

SUBSCRIBED AND SWORN TO BEFORE ME Carol J. Darden, A NOTARY

PUBLIC IN AND FOR THE COUNTY OF Isle of Wight STATE OF VIRGINIA.

THIS 31st DAY OF July 2023

MY COMMISSION EXPIRES 7/31/2024

GIVEN UNDER MY HAND THIS 31st DAY OF July 2023

7590357 Carol J. Darden
NOTARY REGISTRATION NO. NOTARY PUBLIC

THIS PROPERTY IS LOCATED IN THE CHESAPEAKE BAY PRESERVATION AREA, HOWEVER, THERE ARE NO WETLANDS OR RESOURCE PROTECTION AREA ON THIS PROPERTY.

THIS SUBDIVISION IS A SALE OR EXCHANGE BETWEEN ADJOINING LANDOWNERS NOT CREATING A NEW PARCEL, SALE OR CONVEYANCE IN ANY OTHER MANNER WILL REQUIRE FULL COMPLIANCE WITH THE SUBDIVISION ORDINANCE (3.2.3.B.1.C)

THIS SUBDIVISION PLAT HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE AND MUST BE RECORDED WITH THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ISLE OF WIGHT COUNTY WITHIN SIX MONTHS OF THE DATE OF APPROVAL. APPROVAL WILL BE DEEMED VOID AFTER SIX MONTHS AND THE PLAT MUST BE RESUBMITTED FOR APPROVAL.

DATE OF APPROVAL: 8/22/2023

SUBDIVISION AGENT: Amym Ayers

DATE OF APPROVAL: N/A

VDOT ENGINEER: _____

AREA TABLE

FORMER AREA OF TAX PARCEL 13B-04-004	5.38 AC.
PLUS AREA OF ADDITION	2.14 AC.
NEW AREA OF TAX PARCEL 13B-04-004	7.50 AC.

FORMER AREA OF TAX PARCEL 13-01-048	3.82 AC.
MINUS AREA OF ADDITION	2.14 AC.
AREA OF TAX PARCEL 13-01-048	1.68 AC.

NET DEVELOPABLE AREA

TAX PARCEL 13B-04-004	7.50 AC.
TAX PARCEL 13-01-048	1.68 AC.

REFERENCE - IN#230000517, IN#230000516
DB 186 PG 573, IN#170002407, IN#200000502

LEGEND:
○ - DENOTES IRON PIN OR PIPE FOUND
⊙ - DENOTES IRON PIN SET
--- - DENOTES ADDITIONAL PROPERTY LINE
--- - DENOTES PROPERTY LINE TO BE ABANDONED
○ - DENOTES COMPUTED POINT
□ - DENOTES CONCRETE MONUMENT

Scale
0 100 200

C/L OLD STAGE HIGHWAY
RTE 10 (BUS.) 50' R/W

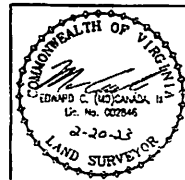
TAX PARCEL
13B-04-004
NOW OR FORMERLY
RICHARD UZZLE, JR.
CLAYTON A. UZZLE
IN#220002278
DB 224 PG 359

INSTRUMENT #230000516
RECORDED IN THE CLERK'S OFFICE
ISLE OF WIGHT COUNTY ON
OCTOBER 4, 2023 AT 04:24 PM
KATHLEEN S. TORRENCE, CLERK
RECORDED BY: DDS

BOUNDARY LINE ADJUSTMENT PROPERTY OF

LITTLE ZION BAPTIST CHURCH
ROSE, LLC

LOCATED AT 9496 OLD STAGE HIGHWAY
HARDY MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE 1"=100' FEB. 20, 2023









PLANNING REPORT

APPLICATION:

Application (REZN-24-1) of Jennifer and Donald Schneider II, owners, to change the zoning district from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential of approximately 49 acres located off of Murphy Mill Road (Rt. 605) and Lake Point Drive (private) on tax map number 49-01-007 for the purpose of creating two residential lots with a proffered condition to prohibit further subdivisions. A waiver to Section 4-3004 of the Zoning Ordinance is also requested to create two lots larger than ten acres.

ELECTION DISTRICT:

D4

LOCATION:

The existing property is currently vacant and is bounded by Lake Burnt Mills to the east and south and by Murphy Mill Road (Rte. 605) to the southwest. It is also adjacent to single family residential uses and to Lake Point Drive (private) and Burnt Mills Lane (private) to the west and north.

BACKGROUND:

The property, created in the 1900's, is wooded and vacant. It is adjacent to Lake Burnt Mills on two sides. Under the sliding scale option in the RR zoning district, one new lot is allowed. If this rezoning is approved, there will be no more rezoning options for this property. The owner has requested a waiver to allow the two parcels to be larger than ten acres, so it can be divided half.

The property is accessed by a private thirty foot ingress/egress easement providing direct access to Murphy Mill Road to the east of Lake Point Drive which is a private road.

This easement was created by the City of Norfolk in 2007 in order for this parcel to have exclusive access to Murphy Mill Road, and the original access easement to Lake Point Drive was vacated at that time.

DESCRIPTION:

The proposal meets the RR requirement that the first two lots share a private driveway that serves no more than two lots which have no frontage on the public road. The proposed proffered condition will allow no more subdivision options.

The Capital Impacts Model results show there is existing capacity for public facilities in the southern service area.

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. Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities. The area designated as EC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area.

ORDINANCE REVIEW:

The minimum required lot area in the RR zoning district is 40,000 square feet. The minimum lot frontage is 120 feet with 150 feet of lot width at the front setback line. The parcel meets the minimum requirements of the RR zoning district. The lots exceed the minimum net developable area.

A waiver has been requested to Section 4-3004 B.1. which states that the maximum lot size for any new lot created shall be ten acres unless otherwise approved by the Board of Supervisors. The property owners request a waiver to this request, because they desire a larger lot.

The property is in the Chesapeake Bay Preservation Area Overlay District and does contain a Resource Protection Area which has a 100-foot buffer, which is shown on the exhibit. There is no special flood hazard zone on the property.

Following approval of the rezoning, a plat will be required to be submitted, approved and recorded prior to site plan approval for any single family residence being initiated.

AGENCY REVIEW:

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

- Emergency Services
- General Services
- Environmental Planner
- Virginia Department of Transportation
- County Attorney

STAFF CONCLUSIONS:

Strengths:

1. The application is compatible with the existing land uses in the vicinity.
2. The proposal is on a private ingress/egress easement as required by the RR zoning designation.
3. The proposal is within the guidelines of the future Recommended Land Use Plan Designation.

Weaknesses:

1. The sliding scale option limits a maximum lot area of ten acres without Board of Supervisors approval, and this application exceeds that area.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning application as proffered along with the waiver due to the strengths of the application.

ATTACHMENTS:

Description	Type	Upload Date
Application	Cover Memo	11/1/2024
Location Map	Backup Material	10/25/2024
Zoning Map	Backup Material	10/25/2024
Land Use Map	Backup Material	10/25/2024
Exhibit	Exhibit	10/30/2024
Snip	Backup Material	11/1/2024
Pic	Backup Material	10/29/2024

Snip 2
Pic 1
Pic 2

Backup Material	11/1/2024
Backup Material	10/29/2024
Backup Material	10/25/2024

Details

Record Version

Current Version...

Application Information

Edit

Applicant*

Type of Rezoning*

Authorized Agent

Conditional Rezoning

Project Name*

Parcel 49-01-007

Proposed Use or Activity*

Rezoning from RAC to C-RR to divide the lot in half to create 2 lots

Are voluntary proffered conditions attached*

Comprehensive Plan Designation*

Yes

RAC

Tax Parcel Information

Add Tax Parcel Information

Edit

Tax Parcel ID #*

Number of Acres to be Rezoned:*

49-01-007

48.789

Requesting Zoning District Changed from:

RAC

Requesting Zoning District Changed to:*

C-RR

Total Property Acres*

48.789

Water Type*

Private Well

Sewer Type *

Private Septic

Disclosures and Signature

[Edit](#)

No application shall be certified as complete unless the following information is provided. Ten (10) full-size copies of all application documents and (1) reduced 11"x17" copy of concept plan must be provided in addition to a digital upload on the next screen.

The required number of copies may be increased or reduced with permission of the Zoning Administrator, depending on the review needs.

All plans over 11"x17" in size are required to be folded to be processed for review.

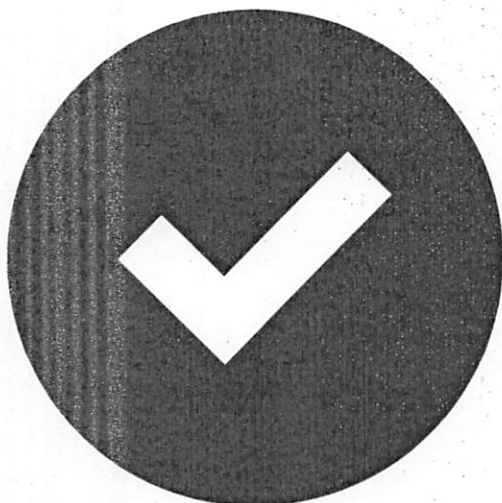
Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process to more effectively review the application and prepare the staff reports for the appropriate review.

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 the processing of this application.

I understand my application will not be processed until I deliver paper copies to Central Permitting at 17140 Monument Circle Building B Isle of Wight, VA 23397.

Applicants Signature*



Timothy M.
Fallon

Jul 12, 2024



Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT

AFFIDAVIT OF OWNERSHIP

This 13 day of June, 2024.
(day) (month) (year)

I Donald Schneider owner of Parcel 49-01-007
(owner) (address and/or tax map number)

give my permission to: Tim Fallon Land Surveying to make
(applicant)

application to Isle of Wight County Department of Community Development for the aforementioned property.

DM Sn
(signature of owner)

Donald Schneider
(printed name)

Commonwealth of Virginia

County of Isle of Wight

Subscribed and sworn to before me

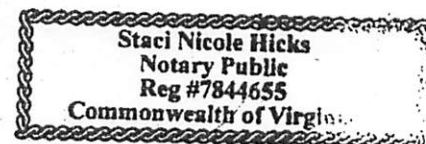
Staci Nicole Hicks

For
Donald
Schneider

A Notary Public in and for the County of Isle of Wight, Commonwealth
of Virginia, this 13 day of June, 2024.

Staci Nicole Hicks

Notary Public



My Commission Expires October 31, 2027

**COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS**

Applicant: Tim Fallon Land Surveying on behalf of Donald J. Schneider, II & Jennifer L. Schneider

Address: Lake Point Drive (T.P. 49-01-007)

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
49-01-007	Original Parcel (48.789 AC)
49-01-007A	New Area Parcel (25.358 AC)
49-01-007B	New Area Parcel (23.431 AC)

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 attachment(s), if any, are complete, correct, and true.

Applicant: Timothy Fallon
Printed or Typed Name

Applicant: [Signature]
Signature

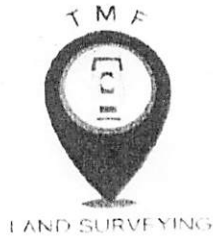
Date: 6-14-24

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Stacy Nicole Hicks for Timothy Fallon
A Notary Public in and for the County of Isle of Wight, Commonwealth
of Virginia, this 14 day of June, 2024.

Stacy Nicole Hicks
Notary Public

My Commission Expires October 31, 2027



Tim Fallon Land Surveying, PLLC

10/09/2024

REZN-24-1 - PROFFERED CONDITION

The rezoning for this parcel is for no more than 2 lots.

Owner 1 Signature:

[Signature]

Owner 2 Signature:

[Signature]

Date:

10/9/24

REZN-24-1 - WAIVER

We are requesting a waiver to Section 4-3004 to allow each lot to be larger than 10 acres.

APPROVAL BLOCK:

THIS SUBDIVISION PLAT HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE AND MUST BE RECORDED WITH THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ISLE OF WIGHT COUNTY WITHIN SIX MONTHS OF THE DATE OF APPROVAL. APPROVAL WILL BE DEEMED VOID AFTER SIX MONTHS AND THE PLAT MUST BE RESUBMITTED FOR APPROVAL.

DATE OF APPROVAL: _____ SUBDIVISION AGENT _____

DATE OF APPROVAL: _____ VDOT ENGINEER _____

NOTES

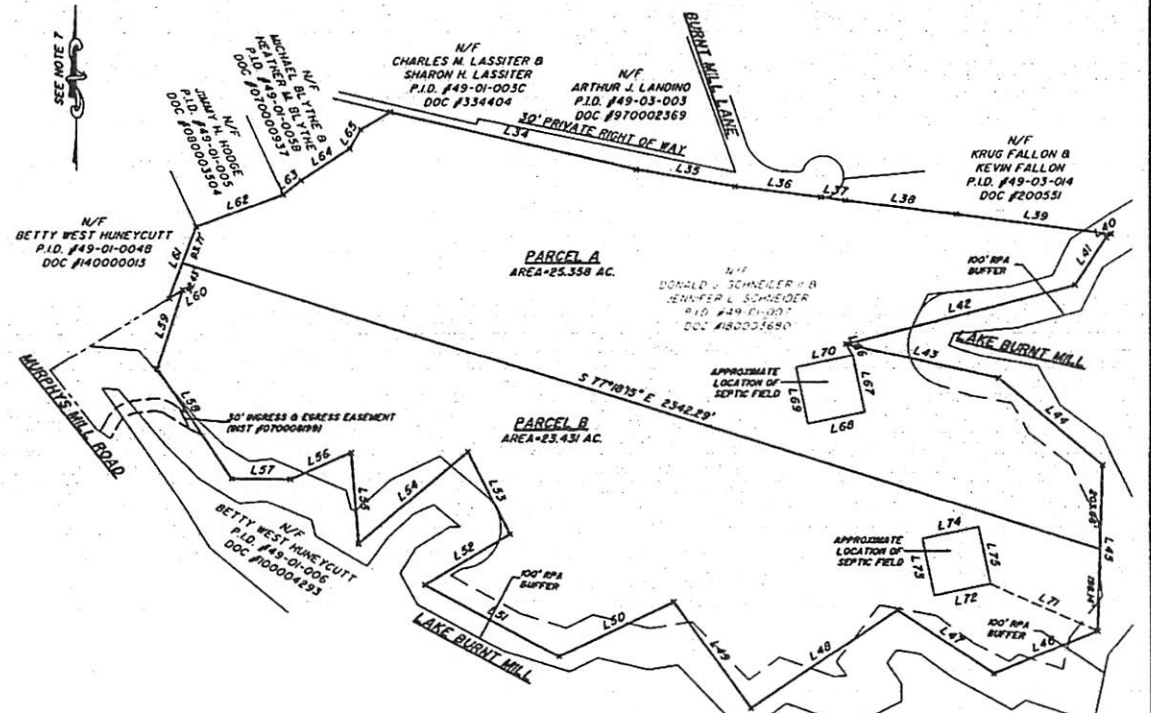
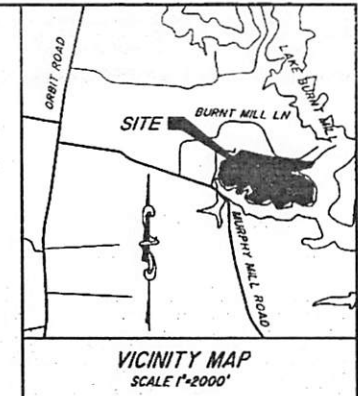
- SMALL FILLED CIRCLES "•" DENOTE IRON PIN SET.
- SMALL EMPTY CIRCLES "○" DENOTE IRON PIN FOUND.
- THE OWNER OF THIS PROPERTY (T.P. 49-01-007) IS DONALD J. SCHNEIDER & JENNIFER L. SCHNEIDER.
- THIS PROPERTY IS CURRENTLY ZONED RAC RURAL AGRICULTURAL DISTRICT. PROPOSED ZONING IS RR RURAL RESIDENTIAL.
- THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION LIES IN FLOOD ZONE "X" AND FLOOD ZONE "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY 5093C PANEL 0275C DATED 12-02-2015.
- PLAT REFERENCES:
DOCUMENT # 180003680
PLAT # 2-87-7
- COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE ISLE OF WIGHT COUNTY, VIRGINIA 1983 - SOUTH ZONE (1994 HARN ADJUSTMENT), U.S. SURVEY FOOT.
- ANY NEW STRUCTURES MUST BE BUILT TO MEET THE MINIMUM REQUIRED YARD SETBACKS IN ACCORDANCE WITH THE IWCZO AND THE NSO. ANY VARIATION THERETO MUST BE IN COMPLIANCE WITH THE SAID ORDINANCE.
NSO SETBACKS:
FRONT SETBACK - 60'
SIDE SETBACK - 17.5' (TOTAL OF 35' WITH A 15' MINIMUM)
REAR SETBACK - 35'
- AREA TABLE
FORMER AREA TAX PARCEL 49-01-007* 48.789 ACRES
NEW AREA TAX PARCEL 49-01-007A* 23.358 ACRES
NEW AREA TAX PARCEL 49-01-007B* 23.431 ACRES
- WHERE SEPTIC TANKS ARE TO BE INSTALLED ON INDIVIDUAL LOTS, THERE SHALL BE AN APPROVAL OF A PRIMARY DRAINFIELD AND A 100X RESERVE DRAINFIELD BY THE HEALTH DEPARTMENT AT THE TIME APPLICATION IS MADE FOR A SEPTIC TANK PERMIT. APPROVAL OF THIS PLAT DOES NOT INDICATE THAT THE INDIVIDUAL LOT IS SUITABLE FOR APPROVAL OF A PRIMARY AND 100X RESERVE DRAINFIELD. (SECTION 4000.B.8 CBPAO)
- ALL ON-SITE SEWAGE DISPOSAL SYSTEMS NOT REQUIRING A VIRGINIA POLLUTION DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT SHALL BE PUMPED PUT AT LEAST ONCE EVERY FIVE (5) YEARS. (SECTION 4000.B.7 CBPAO)
- NO ZONING PERMIT OR BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT UNTIL A WELL OR WATER SOURCE HAS BEEN APPROVED BY THE COUNTY HEALTH DEPARTMENT.
- THE PROPERTY OWNER CONDITIONS THAT ONLY TWO LOTS SHALL BE CREATED UNLESS A REZONING TAKES PLACE.
- THE PROPERTY OWNER HAS REQUESTED IN WRITING TO THE PLANNING DEPARTMENT FOR A WAIVER FOR A LOT ZONED RR TO BE GREATER THAN 10 ACRES.

LINE TABLE

LINE	BEARING	DISTANCE
L34	S 86°25' E	62.13'
L35	S 84°45' E	245.59'
L36	S 87°30' E	28.12'
L37	S 86°53' E	59.20'
L38	S 87°20' E	272.91'
L39	S 87°27' E	381.48'
L40	S 53°10' E	14.64'
L41	S 28°46' E	159.00'
L42	S 71°04' E	278.00'
L43	S 86°05' E	358.60'
L44	S 54°22' E	325.00'
L45	S 02°41' E	402.00'
L46	S 62°58' E	274.77'
L47	N 61°13' E	282.00'
L48	S 34°43' E	431.00'
L49	N 40°31' E	320.77'
L50	S 60°03' E	300.46'
L51	N 66°34' E	370.00'
L52	N 33°17' E	241.00'
L53	N 3°26' E	224.00'
L54	S 45°49' E	349.00'

LINE TABLE CONTINUED

LINE	BEARING	DISTANCE
L55	N 02°43' E	221.00'
L56	S 62°26' E	162.06'
L57	S 86°09' E	143.04'
L58	N 30°05' E	321.40'
L59	N 13°36' E	201.57'
L60	S 54°01' E	30.53'
L61	N 16°35' E	106.14'
L62	N 65°03' E	227.19'
L63	N 46°52' E	55.09'
L64	N 72°40' E	141.00'
L65	N 26°16' E	53.56'
L66	S 35°27' E	32.94'
L67	S 16°19' E	140.34'
L68	S 73°40' E	140.34'
L69	N 16°19' E	140.34'
L70	N 73°40' E	140.34'
L71	N 71°06' E	285.80'
L72	S 73°40' E	140.34'
L73	N 16°19' E	140.34'
L74	N 73°40' E	140.34'
L75	S 16°19' E	140.34'



REVISED PER COUNTY COMMENTS FROM 08-21-2024

TIM FALLON LAND SURVEYING, PLLC
15139 CARROLLTON BLVD, SUITE C
P.O. BOX 189
CARROLLTON, VIRGINIA, 23341



DRAWN BY:	DATE:
MAD	10-04-2024
COMP BY:	DATE:
TMF	10-04-2024
CHECKED BY:	DATE:
TMF	10-04-2024
FINAL BY:	DATE:
TMF	10-04-2024
PROJECT #	24069

REZONING EXHIBIT OF P.L.D. #49-01-007 (PLAT 2-87-7) ISLE OF WIGHT COUNTY, VIRGINIA	SCALE: 1"=200'	DATE: 10-04-2024	SHEET 1 OF 1
--	----------------	------------------	--------------

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C-1	90.00	46.15	85.29	54°17'54"	63°39'43"	82.14	N 57°00'04" E
C-2	80.00	27.30	52.61	37°40'53"	71°37'11"	51.67	S 77°00'32" E
C-3	81.00	4.14	8.27	5°51'07"	70°44'07"	8.27	N 61°05'35" W
C-4	50.00	17.06	32.88	37°40'53"	114°35'30"	32.29	N 77°00'32" W
C-5	60.00	30.77	56.86	54°17'54"	95°29'35"	54.76	S 57°00'04" W
C-6	313.00	15.07	30.11	5°30'41"	18°18'19"	30.10	N 56°33'41" W

1. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE TITLE OF THE PROPERTY SHOWN HEREON.
2. THIS 30' INGRESS & EGRESS EASEMENT IS TO REPLACE RIGHT OF WAY EASEMENT LISTED IN DEED BOOK 110, PAGE 27.
3. THE AREA COMPRISED WITHIN THE 30' INGRESS & EGRESS EASEMENT IS 0.182 ACRES.

NOW OR FORMERLY
GEORGE JASPER COFIELD
D.B. 158, PAGE 38
T.M. 49 PARCEL 1-6

KEITH T. ALSTON & MICHELLE M. ALSTON
INSTR. # 060006488
P.C. 2, SLIDE 67, PAGE 7
T.M. 49-01-007

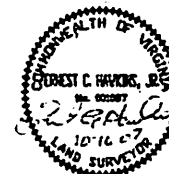
NOW OR FORMERLY
GEORGE JASPER COFIELD &
JOANNE K. COFIELD
D.B. 469, PAGE 690
P.C. 2, SLIDE 67, PAGE 7
T.M. 49 PARCEL 1-6A

LAKE BURNT MILL
CITY OF NORFOLK
D.B. 118, PAGE 27
P.B. 2, PAGE 137
T.M. 49 PARCEL 22

PLAT SHOWING PROPOSED
30' INGRESS & EGRESS EASEMENT
ACROSS PROPERTY OWNED BY
CITY OF NORFOLK
FOR USE BY
KEITH T. ALSTON AND
MICHELLE M. ALSTON OR ASSIGNS
ISLE OF WIGHT COUNTY, VIRGINIA

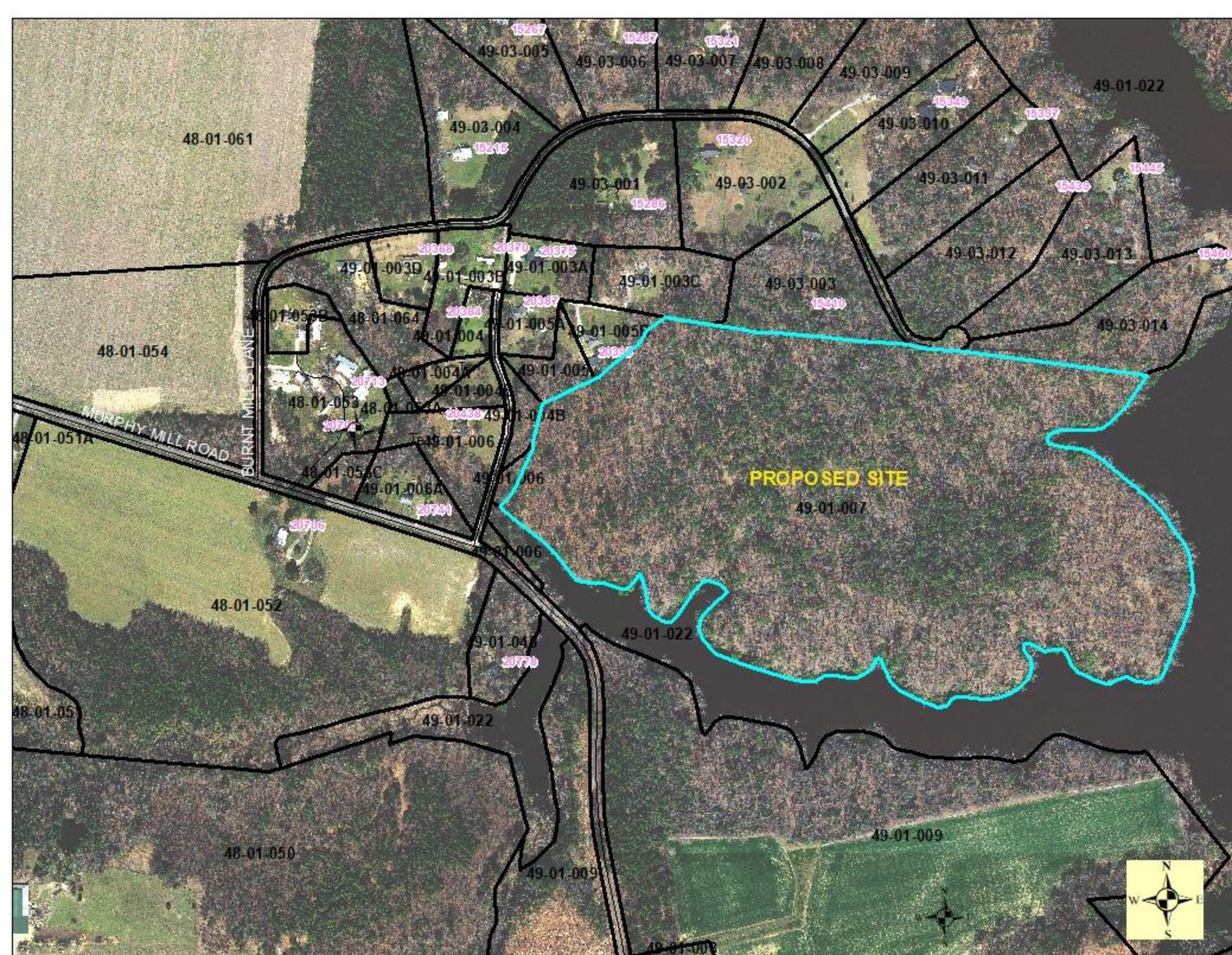
SCALE: 1" = 40' OCTOBER 16, 2007

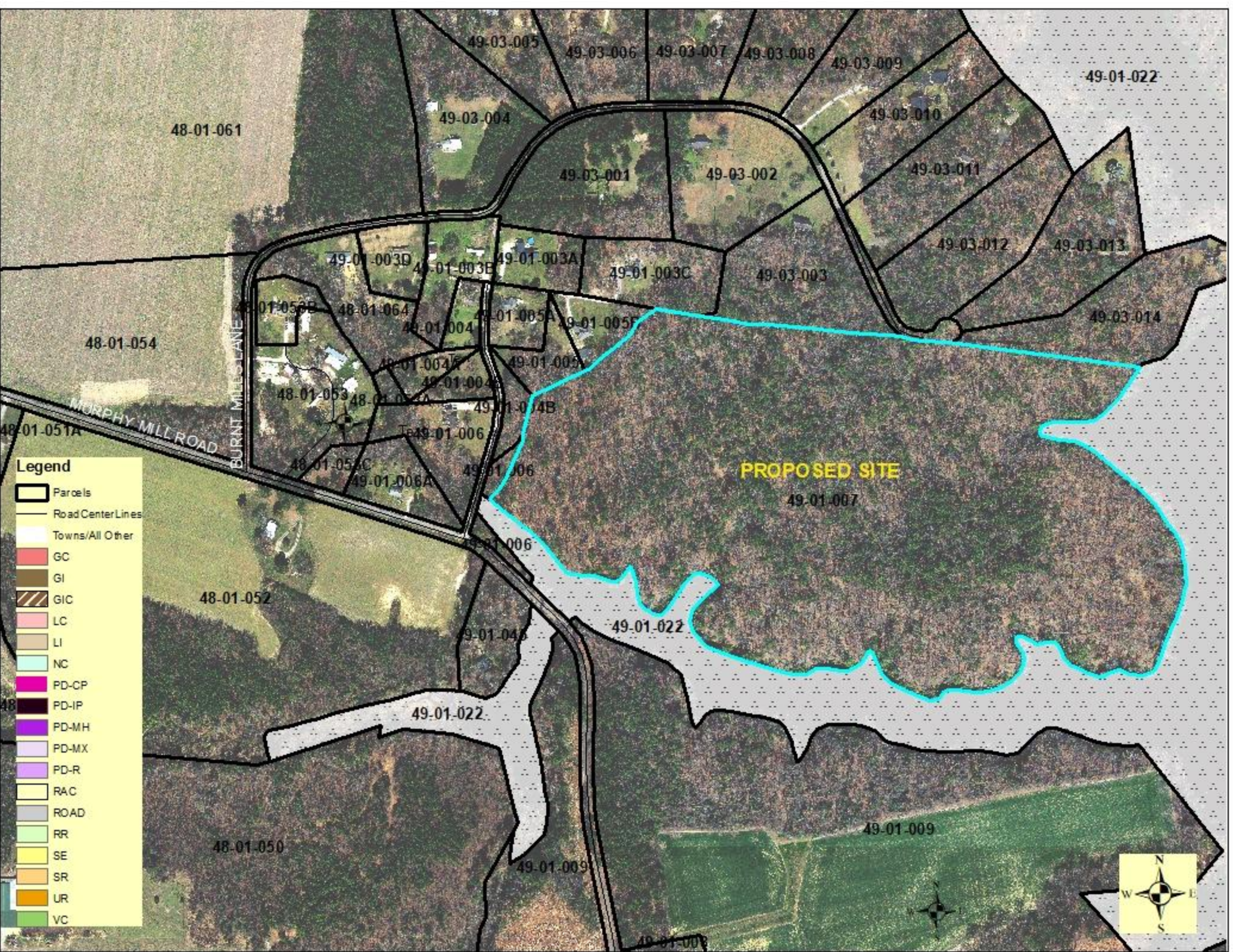
ERNEST C. HAWKINS, JR. AND ASSOCIATES
SURVEYORS AND PLANNERS
1108 WILSON ROAD
SUFFOLK, VIRGINIA
PHONE: 393-6282 OR 534-0758



P.B. 236, PG. 54

JOB NO. 08-0575





48-01-061

49-03-004

49-03-005

49-03-006

49-03-007

49-03-008

49-03-009

49-01-022

49-03-001

49-03-002

49-03-010

49-03-011

49-03-012

49-03-013

49-03-014

49-01-003D

49-01-003E

49-01-003A

49-01-003C

49-03-003

48-01-053B

48-01-064

49-01-004

49-01-004A

49-01-004B

49-01-004C

49-01-004D

49-01-004E

49-01-004F

49-01-004G

49-01-004H

49-01-004I

49-01-004J

49-01-004K

49-01-004L

49-01-004M

49-01-004N

49-01-004O

49-01-004P

49-01-004Q

49-01-004R

49-01-004S

49-01-004T

49-01-004U

49-01-004V

49-01-004W

49-01-004X

49-01-004Y

49-01-004Z

49-01-005

49-01-005A

49-01-005B

49-01-005C

49-01-005D

49-01-005E

49-01-005F

49-01-005G

49-01-005H

49-01-005I

49-01-005J

49-01-005K

49-01-005L

49-01-005M

49-01-005N

49-01-005O

49-01-005P

49-01-005Q

49-01-005R

49-01-005S

49-01-005T

49-01-005U

49-01-005V

49-01-005W

49-01-005X

49-01-005Y

49-01-005Z

49-01-006

49-01-006A

49-01-006B

49-01-006C

49-01-006D

49-01-006E

49-01-006F

49-01-006G

49-01-006H

49-01-006I

49-01-006J

49-01-006K

49-01-006L

49-01-006M

49-01-006N

49-01-006O

49-01-006P

49-01-006Q

49-01-006R

49-01-006S

49-01-006T

49-01-006U

49-01-006V

49-01-006W

49-01-006X

49-01-006Y

49-01-006Z

49-01-007

49-01-007A

49-01-007B

49-01-007C

49-01-007D

49-01-007E

49-01-007F

49-01-007G

49-01-007H

49-01-007I

49-01-007J

49-01-007K

49-01-007L

49-01-007M

49-01-007N

49-01-007O

49-01-007P

49-01-007Q

49-01-007R

49-01-007S

49-01-007T

49-01-007U

49-01-007V

49-01-007W

49-01-007X

49-01-007Y

49-01-007Z

49-01-008

49-01-008A

49-01-008B

49-01-008C

49-01-008D

49-01-008E

49-01-008F

49-01-008G

49-01-008H

49-01-008I

49-01-008J

49-01-008K

49-01-008L

49-01-008M

49-01-008N

49-01-008O

49-01-008P

49-01-008Q

49-01-008R

49-01-008S

49-01-008T

49-01-008U

49-01-008V

49-01-008W

49-01-008X

49-01-008Y

49-01-008Z

49-01-009

49-01-009A

49-01-009B

49-01-009C

49-01-009D

49-01-009E

49-01-009F

49-01-009G

49-01-009H

49-01-009I

49-01-009J

49-01-009K

49-01-009L

49-01-009M

49-01-009N

49-01-009O

49-01-009P

49-01-009Q

49-01-009R

49-01-009S

49-01-009T

49-01-009U

49-01-009V

49-01-009W

49-01-009X

49-01-009Y

49-01-009Z

49-01-010

49-01-010A

49-01-010B

49-01-010C

49-01-010D

49-01-010E

49-01-010F

49-01-010G

49-01-010H

49-01-010I

49-01-010J

49-01-010K

49-01-010L

49-01-010M

49-01-010N

49-01-010O

49-01-010P

49-01-010Q

49-01-010R

49-01-010S

49-01-010T

49-01-010U

49-01-010V

49-01-010W

49-01-010X

49-01-010Y

49-01-010Z

49-01-011

49-01-011A

49-01-011B

49-01-011C

49-01-011D

49-01-011E

49-01-011F

49-01-011G

49-01-011H

49-01-011I

49-01-011J

49-01-011K

49-01-011L

49-01-011M

49-01-011N

49-01-011O

49-01-011P

49-01-011Q

49-01-011R

49-01-011S

49-01-011T

49-01-011U

49-01-011V

49-01-011W

49-01-011X

49-01-011Y

49-01-011Z

49-01-012

49-01-012A

49-01-012B

49-01-012C

49-01-012D

49-01-012E

49-01-012F

49-01-012G

49-01-012H

49-01-012I

49-01-012J

49-01-012K

49-01-012L

49-01-012M

49-01-012N

49-01-012O

49-01-012P

49-01-012Q

49-01-012R

49-01-012S

49-01-012T

49-01-012U

49-01-012V

49-01-012W

49-01-012X

49-01-012Y

49-01-012Z

49-01-013

49-01-013A

49-01-013B

49-01-013C

49-01-013D

49-01-013E

49-01-013F

49-01-013G

49-01-013H

49-01-013I

49-01-013J

49-01-013K

49-01-013L

49-01-013M

49-01-013N

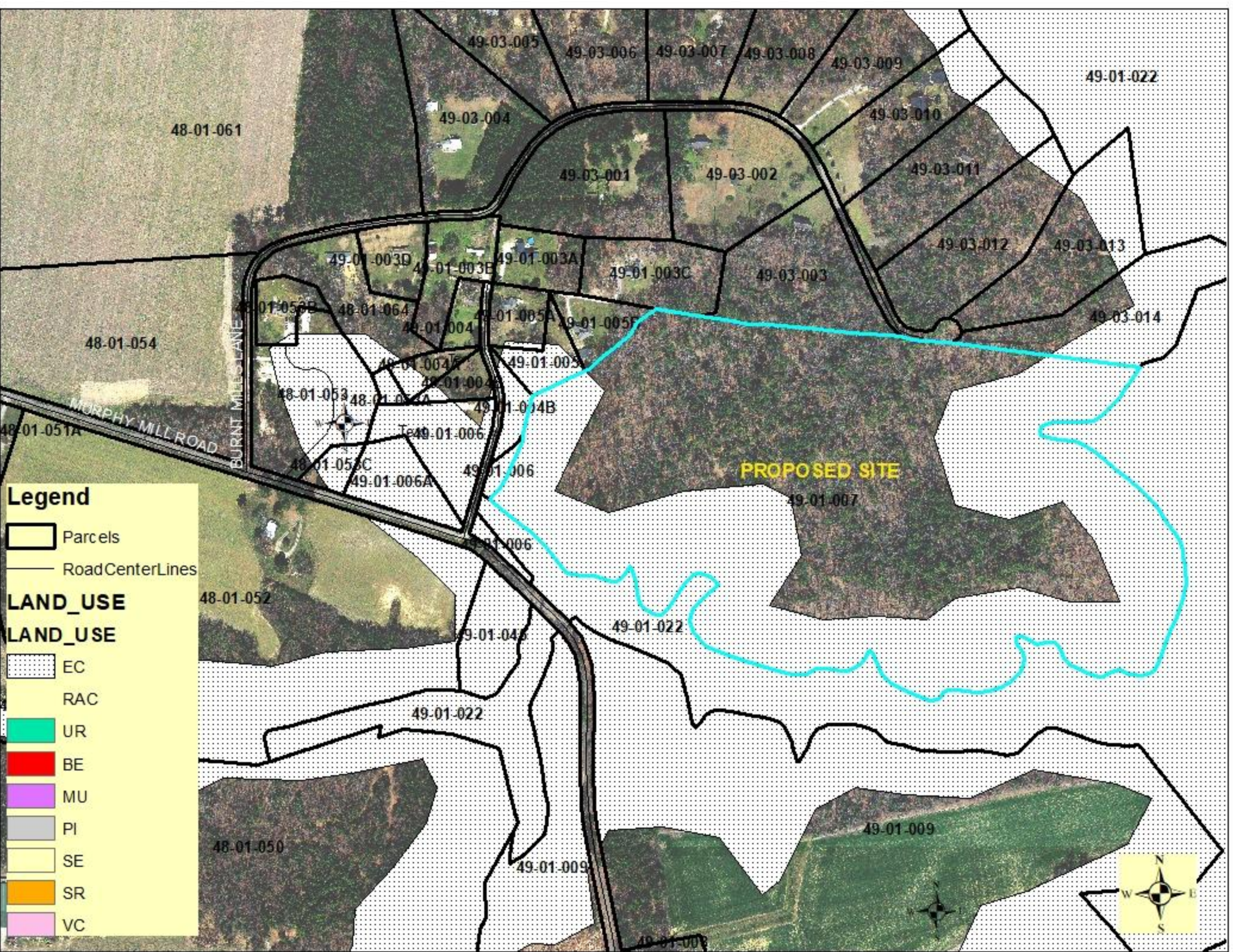
49-01-013O

49-01-013P

49-01-013Q

49-01-013R

49-01-013S



Legend

Parcels

RoadCenterLines

LAND_USE

LAND_USE

EC

RAC

UR

BE

MU

PI

SE

SR

VC

APPROVAL BLOCK:

THIS SUBDIVISION PLAT HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE AND MUST BE RECORDED WITH THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ISLE OF WIGHT COUNTY WITHIN SIX MONTHS OF THE DATE OF APPROVAL. APPROVAL WILL BE DEEMED VOID AFTER SIX MONTHS AND THE PLAT MUST BE RESUBMITTED FOR APPROVAL.

DATE OF APPROVAL: _____ SUBDIVISION AGENT _____

DATE OF APPROVAL: _____ VDOT ENGINEER _____

NOTES

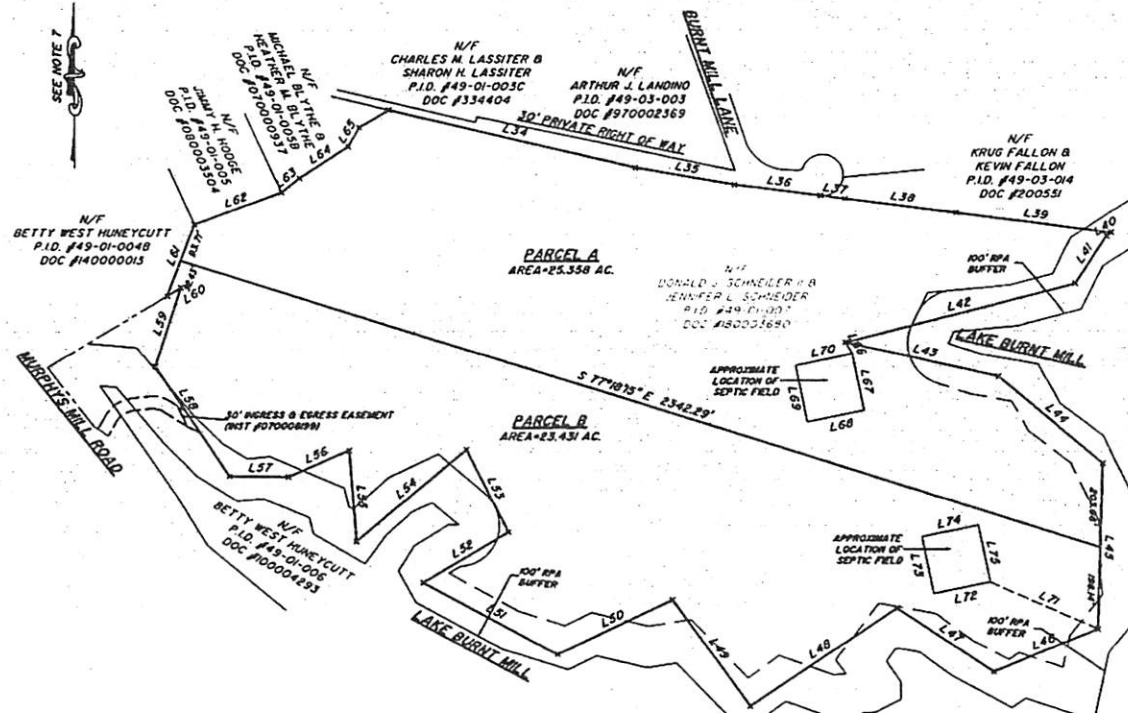
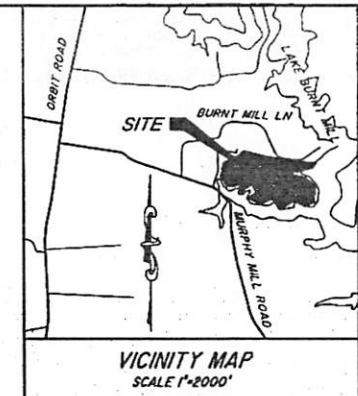
- SMALL FILLED CIRCLES "•" DENOTE IRON PIN SET.
- SMALL EMPTY CIRCLES "○" DENOTE IRON PIN FOUND.
- THE OWNER OF THIS PROPERTY (T.P. 49-01-007) IS DONALD J. SCHNEIDER & JENNIFER L. SCHNEIDER.
- THIS PROPERTY IS CURRENTLY ZONED RAC RURAL AGRICULTURAL DISTRICT. PROPOSED ZONING IS RR RURAL RESIDENTIAL.
- THE PROPERTY ENCOMPASSED BY THIS SUBDIVISION LIES IN FLOOD ZONE "X" AND FLOOD ZONE "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY 51093C PANEL 0275E DATED 12-02-2015.
- PLAT REFERENCES:
DOCUMENT # 180003680
PLAT # 2-87-7
- COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE ISLE OF WIGHT COUNTY, VIRGINIA 1983 - SOUTH ZONE (1994 HARN ADJUSTMENT), U.S. SURVEY FOOT.
- ANY NEW STRUCTURES MUST BE BUILT TO MEET THE MINIMUM REQUIRED YARD SETBACKS IN ACCORDANCE WITH THE IWCZO AND THE NDSO. ANY VARIATION THERETO MUST BE IN COMPLIANCE WITH THE SAID ORDINANCE.
NDSO SETBACKS:
FRONT SETBACK - 60'
SIDE SETBACK - 17.5' (TOTAL OF 35' WITH A 15' MINIMUM)
REAR SETBACK - 35'
- AREA TABLE
FORMER AREA TAX PARCEL 49-01-007= 48.789 ACRES
NEW AREA TAX PARCEL 49-01-007A= 23.358 ACRES
NEW AREA TAX PARCEL 49-01-007B= 23.431 ACRES
- WHERE SEPTIC TANKS ARE TO BE INSTALLED ON INDIVIDUAL LOTS, THERE SHALL BE AN APPROVAL OF A PRIMARY DRAINFIELD AND A 100X RESERVE DRAINFIELD BY THE HEALTH DEPARTMENT AT THE TIME APPLICATION IS MADE FOR A SEPTIC TANK PERMIT. APPROVAL OF THIS PLAT DOES NOT INDICATE THAT THE INDIVIDUAL LOT IS SUITABLE FOR APPROVAL OF A PRIMARY AND 100X RESERVE DRAINFIELD. (SECTION 4000.8.8 CBPA0)
- ALL ON-SITE SEWAGE DISPOSAL SYSTEMS NOT REQUIRING A VIRGINIA POLLUTION DISCHARGE ELIMINATION SYSTEM (VPDES) PERMIT SHALL BE PUMPED PUT AT LEAST ONCE EVERY FIVE (5) YEARS. (SECTION 4000.8.7 CBPA0)
- NO ZONING PERMIT OR BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT UNLESS A WELL OR WATER SOURCE HAS BEEN APPROVED BY THE COUNTY HEALTH DEPARTMENT.
- THE PROPERTY OWNER CONDITIONS THAT ONLY TWO LOTS SHALL BE CREATED UNLESS A REZONING TAKES PLACE.
- THE PROPERTY OWNER HAS REQUESTED IN WRITING TO THE PLANNING DEPARTMENT FOR A WAIVER FOR A LOT ZONED RR TO BE GREATER THAN 10 ACRES.

LINE TABLE

LINE	BEARING	DISTANCE
L34	S 0°00'25"E	618.13'
L35	S 0°45'44"E	245.59'
L36	S 0°30'04"E	28.12'
L37	S 0°51'32"E	59.28'
L38	S 0°21'44"E	872.91'
L39	S 0°27'17"E	381.48'
L40	S 33°02'28"W	14.64'
L41	S 28°46'37"W	139.00'
L42	S 71°04'08"W	378.00'
L43	S 81°05'32"E	382.60'
L44	S 54°52'28"E	325.00'
L45	S 02°41'01"E	402.00'
L46	S 62°58'57"W	274.77'
L47	N 61°13'04"W	882.00'
L48	S 3°42'03"W	431.00'
L49	N 40°31'21"W	350.77'
L50	S 60°03'46"W	300.46'
L51	N 66°15'34"W	370.00'
L52	N 33°17'23"E	241.00'
L53	N 3°25'01"W	224.00'
L54	S 45°49'43"W	349.00'

LINE TABLE CONTINUED

LINE	BEARING	DISTANCE
L55	N 08°43'13"W	821.00'
L56	S 62°26'21"W	162.06'
L57	S 06°09'28"W	143.04'
L58	N 30°05'54"W	321.40'
L59	N 13°36'54"E	201.57'
L60	S 54°01'06"W	38.53'
L61	N 16°35'21"E	106.14'
L62	N 62°03'33"E	227.19'
L63	N 46°52'56"E	55.89'
L64	N 25°41'00"E	121.00'
L65	N 26°16'08"E	53.36'
L66	S 35°21'22"E	32.94'
L67	S 16°19'56"E	140.34'
L68	S 73°40'04"W	140.34'
L69	N 16°19'56"W	140.34'
L70	N 73°40'04"E	140.34'
L71	N 71°06'43"W	285.80'
L72	S 73°40'04"W	140.34'
L73	N 16°19'56"W	140.34'
L74	N 73°40'04"E	140.34'
L75	S 16°19'56"E	140.34'



REVISED PER COUNTY COMMENTS FROM 08-21-2024

TM FALLON LAND SURVEYING, PLLC
15159 CARROLLTON BLVD, SUITE C
P.O. BOX 189
CARROLLTON, VIRGINIA, 23384



DRAWN BY:	DATE:
MAD	10-04-2024
COMP BY:	DATE:
TMF	10-04-2024
CHECKED BY:	DATE:
TMF	10-04-2024
FINAL BY:	DATE:
TMF	10-04-2024
PROJECT #	24069

REZONING EXHIBIT
OF
P.L.D. #49-01-007
(PLAT 2-87-7)
ISLE OF WIGHT COUNTY, VIRGINIA
0' 100' 200' 400'
GRAPHIC SCALE: 1\"/>

SCALE: = 1\"/>

P.C. 2, SLIDE 57, PAGE 7
EOE

NOW OR FORMERLY
GEORGE JASPER COFIELD
 D.B. 158, PAGE 35
 T.M. 49 PARCEL 1-6

KEITH T. ALSTON & MICHELLE M. ALSTON
 INSTR. # 060006488
 P.C. 2, SLIDE 57, PAGE 7
 T.M. 49-01-007

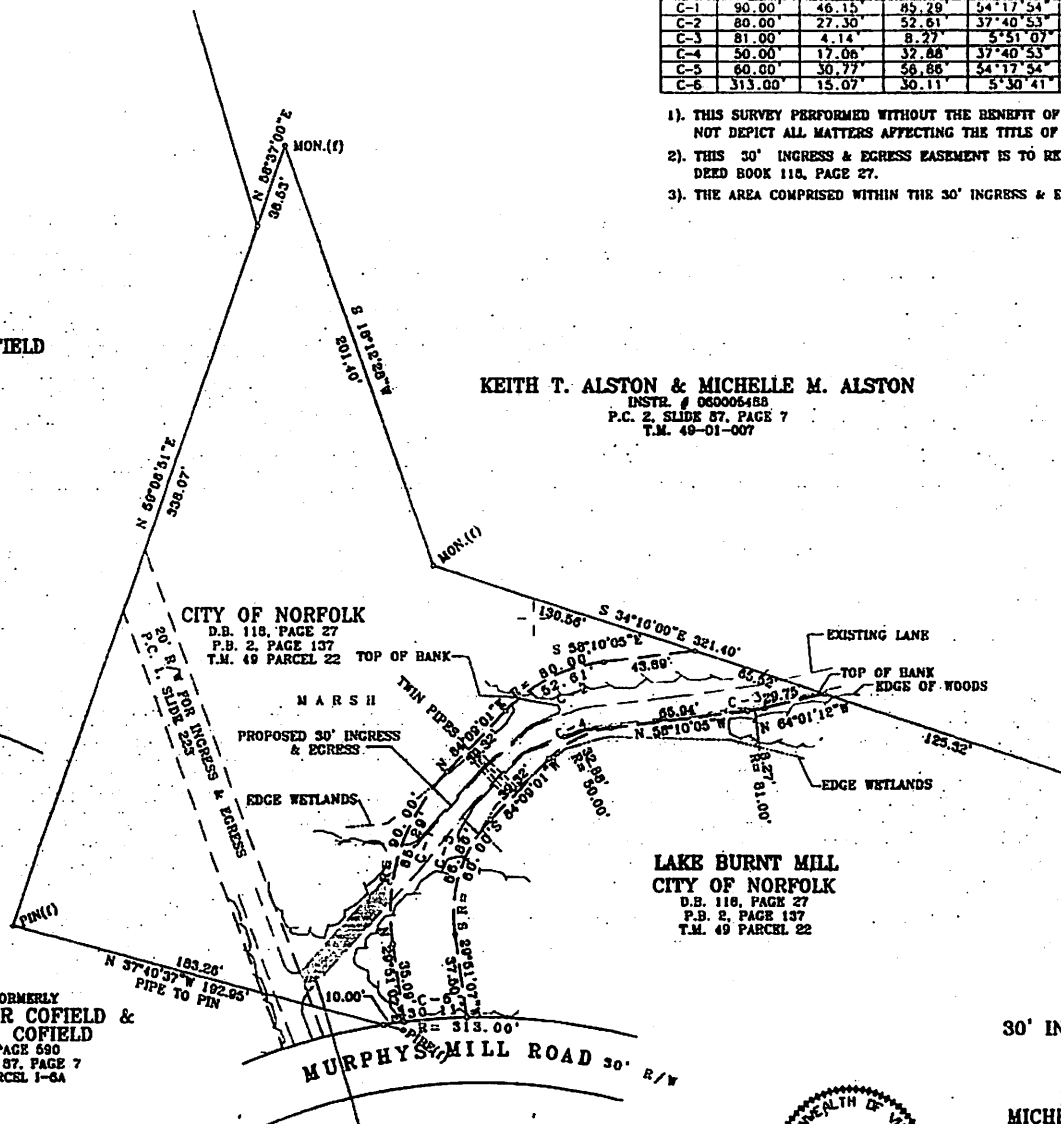
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C-1	90.00	46.15	85.29	54°17'54"	63°39'43"	82.14	N 57°00'04" E
C-2	80.00	27.30	52.61	37°40'53"	71°37'11"	51.67	S 77°00'32" E
C-3	81.00	4.14	8.27	5°51'07"	70°44'07"	8.27	N 81°05'35" W
C-4	50.00	17.06	32.88	37°40'53"	114°35'30"	32.29	N 77°00'32" W
C-5	60.00	30.77	56.86	54°17'54"	95°29'35"	54.76	S 57°00'04" W
C-6	313.00	15.07	30.11	5°30'41"	18°18'19"	30.10	N 55°33'41" W

- 1). THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE TITLE OF THE PROPERTY SHOWN HEREON.
- 2). THIS 30' INGRESS & EGRESS EASEMENT IS TO REPLACE RIGHT OF WAY EASEMENT LISTED IN DEED BOOK 118, PAGE 27.
- 3). THE AREA COMPRISED WITHIN THE 30' INGRESS & EGRESS EASEMENT IS 0.182 ACRES.

NOW OR FORMERLY
GEORGE JASPER COFIELD & JOANNE K. COFIELD
 D.B. 469, PAGE 690
 P.C. 2, SLIDE 57, PAGE 7
 T.M. 49 PARCEL 1-6A

LAKE BURNT MILL
CITY OF NORFOLK
 D.B. 118, PAGE 27
 P.B. 2, PAGE 137
 T.M. 49 PARCEL 22

CITY OF NORFOLK
 D.B. 118, PAGE 27
 P.B. 2, PAGE 137
 T.M. 49 PARCEL 22

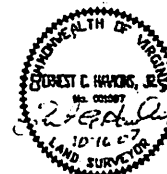


PORTION OF EXISTING RIGHT OF WAY EASEMENT
 (D.B. 118, PG. 27) IS HEREBY VACATED

PLAT SHOWING PROPOSED
30' INGRESS & EGRESS EASEMENT
 ACROSS PROPERTY OWNED BY
CITY OF NORFOLK
 FOR USE BY
KEITH T. ALSTON AND
MICHELLE M. ALSTON OR ASSIGNS
 ISLE OF WIGHT COUNTY, VIRGINIA

SCALE: 1" = 40' OCTOBER 16, 2007

ERNEST C. HAWKINS, JR. AND ASSOCIATES
 SURVEYORS AND PLANNERS
 1108 WILROY ROAD
 SUFFOLK, VIRGINIA
 PHONE: 336-8292 OR 834-0758





Sharon's Hair Designs

Burnt Mills Ln

Burnt Mills Ln

Lake Point Dr

Murphy Mill Rd

Murphy Mill Rd

Murphy Mill Rd

Murphy Mill Rd

M

Data LDEO, Columbia, NSF, NOAA
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth









ZONING NOTICE
CHANGING
FROM R-1 TO R-2
JULY 1, 2014

PLANNING REPORT

PLANNING REPORT

APPLICATION:

Discussion on Proposed Changes to the Zoning Ordinance

ELECTION DISTRICT:

All

LOCATION:

County-wide

BACKGROUND:

The Planning Commission continued its discussion of proposed changes to the industrial zoning district setback requirements adjacent to residential uses to their October 22, 2024, regular meeting in order to review changes requested at their September 24, 2024, and October 22, 2024, regular meetings.

DESCRIPTION:

Staff developed draft Ordinance changes for Planning Commission review and discussion. A copy of the draft revisions is attached to this staff report.

AGENCY REVIEW:

STAFF RECOMMENDATION:

The information provided in this staff report is for informational purposes only. No action is required.