

TOWN OF WINDSOR
P. O. Box 307
Windsor, Virginia 23487
Phone 757-242-4288 Fax 757-242-9039 E-Mail windsor@windsor-va.gov

PLANNING COMMISSION MEETING AGENDA
March 23, 2022 - 7:00 PM
Town Hall

- 1) Call to Order
 - a) Welcome
 - b) Roll Call and Determination of Quorum
- 2) Public Comments
- 3) Approval of the Minutes of the February 23, 2022 Planning Commission meeting *
- 4) Public Hearing:
 - a) Case TZ-001-22 – Windsor Station Rezoning: A rezoning request by First Dominion Land, Inc., property owners, to rezone 40.028 acres from A-1 to R1/MHP (Mobile Home Park) to create 60 single family residential lots. The property is located on Shiloh Drive and connects to the existing Holland Meadows Subdivision. The property is identified as Tax Map Number 54-01-094B. *
- 5) Project Updates
- 6) Town Attorney's Report
- 7) Economic Development Authority (EDA) Report
- 8) Old or Unfinished Business
- 9) New Business:
 - a) Review of Capital Improvement Plan *
- 10) Next Regular Meeting Date – April 27, 2022
- 11) Motion to Adjourn

MINUTES OF THE PLANNING COMMISSION - WINDSOR, VIRGINIA

The Planning Commission met on Wednesday, February 23, 2022 at 7:00 p.m. at the Windsor Town Center in Windsor, Virginia. Chairman Marshall called the meeting to order and welcomed all who were present. William Saunders, IV, Town Manager, was present, and he recorded the minutes in the absence of the Town Clerk. Fred Taylor, Town Attorney, and Maxie Brown, Interim Planning and Zoning Administrator, were also present. Mr. Saunders called the roll.

Planning Commission members present: Leonard L. Marshall, Chairman
 George Stubbs, Vice Chairman
 Devon Hewitt
 Dale Scott
 Jesse Taylor
 Ricky Vaughan
 Larissa Williams

ELECTION OF OFFICERS

Mr. Taylor, Town Attorney, stated that according to the Planning Commission bylaws, the Commissioners are required to nominate and elect a Chairman and Vice Chairman at this meeting. He opened the floor for nominations. Commissioner Scott nominated Commissioner Marshall for Chairman. Commissioner Vaughan seconded, and the Commission passed the motion, with Commissioner Marshall abstaining, as recorded on the attached chart as motion #1.

Commissioner Scott nominated Commissioner Stubbs for Vice Chairman. Commissioner Vaughan seconded, and the Commission passed the motion, with Commissioner Stubbs abstaining, as recorded on the attached chart as motion #2.

PUBLIC COMMENTS

Lewis Edmonds, 24327 John Henry Street, said he solicited a few comments from neighbors who were willing to provide them regarding the proposed new development known as Windsor Station. He said if these additional houses are going to be added to the area, he would like to suggest that a safety study be conducted at the intersection of U.S. Route 460 and Lovers Lane by VDOT. He noted that it is challenging at this intersection during rush hour.

Mr. Edmonds stated that in the packet, there is a proposal to connect Savannah Street to the proposed Windsor Station development. He said it has been recommended by the citizens of Holland Meadows that this road connection become a pedestrian walkway to avoid additional traffic in the two neighborhoods. He said there are other neighborhoods in Windsor that only have one entrance and one exit. Mr. Edmonds said this would eliminate some traffic safety issues, especially with children playing in the neighborhoods.

MINUTES

Chairman Marshall asked if there were any amendments or comments regarding the minutes of the March 24, 2021 regular Planning Commission meeting.

Vice Chairman Stubbs made a motion to approve the minutes as presented. Commissioner Scott seconded, and the Commission unanimously passed the motion as recorded on the attached chart as motion #3.

PUBLIC HEARING

None

PROJECT UPDATES

Mrs. Brown reported that the Holland Meadows project was completed, and the Town received the \$100,000 proffers on the sidewalk.

TOWN ATTORNEY REPORT

None

ECONOMIC DEVELOPMENT AUTHORITY REPORT – EDA

Commissioner Scott reported that the EDA has almost finalized the deal regarding the sale of the property located west of the Dairy Queen.

Commissioner Scott briefed the Planning Commission on the Frog Project. He stated that the EDA is accepting applications from individuals who may be interested in painting the three frogs that have been delivered. He said several locations for the frogs are being considered at this time.

Vice Chairman Stubbs added that the Windsor Christian Church purchased a frog, and it is in the process of being painted.

OLD OR UNFINISHED BUSINESS

None

NEW BUSINESS – WORK SESSION

Mrs. Brown reported that we have discussion this evening on Windsor Station Rezoning TZ-001-22; a rezoning request by First Dominion Land, Inc., property owners, to rezone 40.028 acres from A-1 to R1/MHP (Mobile Home Park) to create 60 single family residential lots. She stated that the property is located on Shiloh Drive and connects to the existing Holland Meadows Subdivision. Mrs. Brown said the property is identified as Tax Map Number 54-01-094B.

Mrs. Brown said the packet includes the staff report, the application, and various other documents, including VDOT's review of the proposal. She noted that since the packets went out, staff received information from Isle of Wight County regarding the capital impacts, which is before the Commission for review.

Mrs. Brown said although the application shows that there are proffers associated with the rezoning, staff just received a proffers statement and narrative just a few days ago. She said the applicant will be providing proffer information tonight.

Brian Layne, land surveyor with Parrish Layne Design Group, said he is speaking as an agent on behalf of the applicant, developer and the owner. He reviewed a "Narrative of Proposed Use" document with the Planning Commission, which gave details on the proposed Windsor Station project. Mr. Layne said 60 lots are being proposed for the project. He said the access points for the subdivision will be Shiloh Drive and Savannah Street. Mr. Layne said the owner/developer will develop the existing stub street known as Savannah Street, providing inner-connectivity to meet VDOT's requirements.

Mr. Layne noted that a Traffic Impact Analysis has been conducted, which should address Mr. Edmond's concerns regarding traffic issues.

Mr. Layne said they feel that the 60 lots will add appeal to the neighborhood and provide an inner-connectivity within the subdivision, while adding value to the existing homes.

Mr. Layne said the development will be served by public utilities and will address stormwater design criteria that meets the state criteria. He said the development will be tied into the county sewer and the Town water.

Mr. Layne said the developer has agreed and will proffer to extend the existing sidewalk down Shiloh Road to provide more pedestrian connectivity along the frontage of this subdivision. He said the developer has also agreed to keep the colonial-style lights that you see in Holland Meadows now. Mr. Layne said the developer agreed to also keep some of the same aesthetics with the homes, such as at least a one-car garage with an all-surface driveway, discouraging any kind of long-term parking in the front yard.

Mr. Layne added that the developer was asking, as a proffer and a financial contribution, to be allowed to reduce the front building line from a 40-foot requirement, which is typically 50 feet off the curb, to a 30-foot requirement, which would be 40 feet off of the curb, for the purpose of giving homeowners an option of having more backyard instead of more front yard.

Mr. Layne said the developer will continue the landscape berm down Shiloh Drive to keep the shielding from the view of the cars as they pass by.

Donnie Cross, Vice President of Ashdon Builders, briefed the Planning Commission on the house designs. He said they will range from about 2,000 to 3,000 square feet, and they will all have architectural shingles. He said they are going to target a price range of \$350,000 and up, and it'll be a mix of ranch and two-story models.

Commissioner Hewitt asked if reducing the front building line to 30-foot, which would be 40 feet off the curve, would this still give people enough room to avoid having to park on the street.

Mr. Cross said he believed it would, because they do 30-foot in quite a few subdivisions, and you can still get two cars back-to-back without blocking the sidewalk.

Mr. Cross noted that the square footage of the smallest lot is 7,500, and most of the lots are bigger than that, and they are set up with a lot of depth. He confirmed that these lot sizes are similar to the lots already in Holland Meadows, as questioned by the Commission.

Commissioner Williams asked if the Traffic Impact Analysis was conducted at the intersection of U.S. Route 460 and Lovers Lane.

Mr. Cross explained that VDOT only required that the study be conducted at the Shiloh Drive and Shiloh Station access.

Planning Commission continued to discuss the probability of VDOT conducting a Traffic Impact Analysis at the intersection of U.S. Route 460 and Lovers Lane.

Mrs. Brown said staff is still waiting on a few additional comments. She asked if the Commission felt comfortable with scheduling a public hearing for the March 23, 2022 meeting.

After discussion, Planning Commission agreed by consensus to schedule a public hearing to be held at the March 23, 2022 meeting to receive public input regarding a zoning request by First Dominion Land, Inc., property owners to rezone 40.028 acres from A-1 to R1/MHP to create 60 single family residential lots.

ADJOURNMENT

Chairman Marshall stated that the next Planning Commission meeting is scheduled for March 23, 2022.

There being no further business, Commissioner Hewitt made the motion to adjourn. Vice Chairman Stubbs seconded, and the Commission unanimously passed the motion as recorded on the attached chart as motion #4.

The meeting adjourned at 7:40 p.m.

Leonard L. Marshall, Chairman

Terry Whitehead, Town Clerk

TOWN OF WINDSOR
RECORD OF
PLANNING COMMISSION VOTES

Commission Meeting Date February 23, 2022

Motion #	L. Marshall	G. Stubbs	L. Williams	J. Taylor	D. Hewitt	D. Scott	R. Vaughan
1	ABS	✓	✓	✓	✓	✓	✓
2	✓	ABS	✓	✓	✓	✓	✓
3	✓	✓	✓	✓	✓	✓	✓
4	✓	✓	✓	✓	✓	✓	✓
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TOWN OF WINDSOR



Established 1902

Planning Commission Regular Meeting Public Hearing Wednesday, March 23, 2022 – 7 p.m.

Staff Overview of Rezoning REZ-001-2022: Windsor Station

Application:	To rezone 40.028 +/- acres from A-1 to R1/MHP (Mobile Home Park) to create 60 single family residential lots.
Property Owner(s):	First Dominion Land Inc. P. O. Box 289 Windsor, VA 23487
Applicant(s):	Ashdon Builders, Inc.
Property Location:	Shiloh Drive
Tax Map Number:	54-01-094B
Area of Property:	40.028 acres
Wetland Area:	3.98 acres
Chesapeake Bay Preservation Area:	8.95 acres
Existing Land Use:	Vacant
Surrounding Land Uses:	Single family residential/vacant
Comprehensive Plan Future Land Use:	High Density Residential
Zoning Requirements:	Minimum lot size: 7,500 sq. ft. Minimum lot width: 50'; 75' corner Building setbacks: Front: 40' ⁱ , Sides 10'; Rear yard 20'

The applicant proposes this rezoning to develop 60 new, single family residential lots, known as Windsor Station. If approved, Windsor Station would connect to and become an extension of the Holland Meadows Subdivision. The original Holland Meadows Rezoning was approved by Town Council on June 9, 2009, and construction was completed in 2021.

Planning & Zoning Comments

❖ **Draft Proffer Statement:** During the February 23, 2022 Planning Commission work session, the applicant offered a draft proffer statement for consideration. Following are the proposed proffers associated with the proposed development:

1. The developer/owner agrees the total Lot count shall not exceed 60 single family residences.
2. The property to be rezoned shall be developed in General Conformance with the Conceptual Plan submitted by Parish Layne Design Group and dated April 15, 2021, a copy of which is on file with the Town of Windsor.
3. In order to enhance the architectural aesthetics, the developer proffers the following:
 - a) Homes shall have a minimum square footage of heated living space of 1,600 square feet.
 - b) Foundations shall be raised slab construction elevated at least 1 foot above final grade and shall be finished with either brick or parged concrete finishes.
 - c) No more than three exterior materials shall be allowed on each structure, not including doors, windows, shutters, railings, columns and roof materials.
 - d) Roofing materials shall be, at a minimum, dimensional, or architectural asphalt shingles. Standing seam, pre-finished metal roofs, painted galvanized metal roofs, composite slate and composite cedar roofs are allowed.
 - e) Exposed roof vent stacks shall be located on the rear of the house for minimum visibility. Vented fireplace boxes are permitted provided, that they are constructed out of the same primary material as the house and the roof lines are consistent with the main house.
 - f) All dwellings shall have a minimum of a one car garage and driveways shall be concrete material.
 - g) No two dwellings with the exact elevations shall be constructed immediately adjacent to on another.
 - h) The development shall require a minimum of three model homes with three different elevations for each model.
 - i) All dwellings shall have a covered front porch.
 - j) No single-wide or double-wide mobile homes or temporary structure of any kind may be used as a dwelling.

- k) Extended parking of vehicles shall be limited to paved surfaces.
4. The developer/owner shall establish a Landscape Buffer 40' in width along Shiloh Drive and construct a three-foot earthen berm within the Landscape Buffer with enhanced landscaping.
 5. The developer/owner shall install a five-foot sidewalk along the frontage of Shiloh Drive. This sidewalk shall be installed prior to the issuance of the last Certificate of Occupancy for the subdivision.
 6. The developer/owner shall impose restrictive covenants and conditions and will create a Homeowners Association with the obligation to maintain the any BMP structures located within the subdivision. The Homeowner's Association shall provide adequate financial security to maintain any BMP structures located within the subdivision and shall enforce the architectural features listed above as 3. a-k.
 7. The developer/owner shall extend and develop Savannah Street to provide a dedicated public right-of-way for street connectivity.
 8. Front building lines shall be allowed to reduce to a minimum of thirty feet (30'). The developer shall contribute One Thousand Dollars to the Town of Windsor for each Lot the front building line is reduced to a minimum of thirty feet measured from the street right-of-way.
- ❖ The 2009 Holland Meadows Rezoning Exhibit showed two (2) street extensions from the Holland Meadows Subdivision to the proposed subdivision – Lena Rose Street and Savannah Street. The proposed rezoning shows only one extension – See VDOT comments. The applicant will be making application to VDOT for a variance/exception to the requirement that Lena Rose Street be extended to the proposed subdivision due to topography issues.
 - ❖ Staff does not object to the proposed rezoning category R1/MHP (Mobile Home Park) as the Holland Meadows Subdivision was rezoned the same. However, at some point in the future, the Town may consider an ordinance amendment and subsequent map amendment to create a R-2 District, which would allow for this type of residential development.

❖ Comprehensive Plan Consistency: The application is consistent with the following areas of the Comprehensive Plan:

- Land Use Goals:

1. Encourage new development in Windsor to be consistent with and complement the existing built environment of the Town.
2. Encourage the development of a variety of housing types and densities consistent with existing neighborhoods.

- Housing and Community Development Goals:

1. Encourage infill and traditional neighborhood concepts.

❖ Zoning Ordinance Consistency: In evaluating the proposed application, the following criteria should be used:

1. The effect of the proposed use on existing and projected traffic volumes in the neighborhood;
2. The character of the use and the existing neighborhood and the effect of the proposed use on existing property values;
3. The impact of the proposed use on the health, safety, and welfare of the neighborhood; and
4. Any conditions that can be applied to mitigate the adverse impact to an acceptable level.

OTHER AGENCY COMMENTS:

1. **IOW County Utility/Sewer Comments – awaiting comments.**
2. **VDOT Comments – attached.**
3. **City of Norfolk Comments attached**
4. **IOW County Public Schools – awaiting comments.**
5. **IOW County Planning Department – attached.**

ⁱ Refer to Proffer #8 wherein the front setback may be reduced to 30'. The developer will contribute \$1,000 to the Town for each lot wherein the building setback is reduced to 30'.

Staff Recommendation to the Planning Commission

Staff recommends approval of Rezoning TZ-001-2021 and the Draft Proffer Statement submitted by the applicant on February 21, 2021, subject to the following amendments/revisions:

1. Work with the Holland Meadows Homeowner's Association to remove the stub/pavement section on Lena Rose Street so that it does not appear to be an abandoned street.
2. Regarding Proffer #8, consider amending the proffer to allow a 30' front setback for all lots without the \$1,000 cash payment requirement. After consulting with the Town Attorney, this proffer may not be enforceable and/or deemed reasonable.
3. Consider a cash proffer amount of \$1,882 per unit to the County to mitigate parks and recreation impacts associated with the proposed development.
4. Incorporate the proposed housing elevation drawings into the Proffer Statement.

Attachments:

1. Application_& Concept Plan
2. Draft Proffer Statement and Housing Elevation Drawings
3. VDOT Comments
4. County Planning Comments
5. Norfolk City Department of Utilities Comments



RIDDICK & POPE, PC
ATTORNEYS AND COUNSELORS AT LAW

William H. Riddick, III
wriddick@rplawva.com

Ashby Leigh Pope
apope@rplawva.com

January 12, 2022

Maxie Brown
Interim Zoning Administrator
Town of Windsor
8 East Windsor Boulevard
P.O. Box 307
Windsor, VA 23487

Re: Application for Change in Zoning Classification, Windsor Station

Dear Maxie:

Enclosed herewith is the application for a change in zoning classification for the Windsor Station property off of Shiloh Drive. This is an associated extension of the Holland Acres subdivision. I have enclosed the application as well as a traffic impact study and a concept plan. I can provide you the concept plan in large scale plan size as well as PDF. Please let me know how many copies you will need. Also, please let me know if there is anything else you require.

Yours very truly,

William H. Riddick III
William H. Riddick, III (ker.)

WHR/ker
Enclosures

Ashdon Builders, Inc.
321 Great Bridge Blvd
Chesapeake, VA 23320
(757) 436-3757

Atlantic Union Bank
Chesapeake, VA
88-310/514

010744

12/23/2021

Pay to the
Order of Town of Windsor

\$ **800.00

Eight Hundred and 00/100*****

Dollars

Town of Windsor
P. O. Box 307
Windsor, VA 23487

Memo

Windsor Builders

⑈010744⑈ ⑆054403164⑆ ⑆010831028⑈

Ashdon Builders, Inc.

Town of Windsor

rezoning

12/23/2021

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800.00

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800.00

TOWN OF WINDSOR

Zoning Map Amendment



Planning and Zoning
Administrator
(757)242-4288

Established 1902

Property Owner(s) First Dominion Land Inc. Owners Ph.# _____

Owners Mailing Address P.O. Box 289, Windsor, VA 23487

Applicant (if different from Owner) Ashdon Builders Inc. Ph# 757 436-3757

E-Mail barry@ashdonbuilders.com

Agent-Correspondence should be sent to William H. Riddick, III P.O. Box 190, Smithfield, VA 23431

Address/location of Subject Property. adj to Shiloh Drive

Tax Map Number 54-01-094B Proposed Zoning District MHP Present Zoning District A-1

Parcel Size 40.028+/- ac. Street Frontage _____

Are there proffered conditions with this rezoning (if so please submit an original set of proffers signed by the owner). Yes No

Purpose of this Zoning Map Amendment change in zoning classification to MHP for single family residential as extension of Holland Meadows
(If more room is needed -- refer to and write a narrative and attach to this application)

Is this request in general accord with the current Town of Windsor Comprehensive Plan? yes

If no, is a Comprehensive Plan revision being submitted concurrently with this application? (Please submit a siteplan of the proposed rezoning including any new structures, streets, driveways and any other amenities that are present or to be constructed on the property, including structures or streets/driveways to be removed or moved. An application is not considered to be complete without such a siteplan).

Are there structures on the property, and if yes, will they be re-used or removed? NO

If the property is vacant or if new structures are envisioned, what types (and sizes) of structures and how many such structures will be constructed if this property is rezoned (please provide what the proposed structures will look like)? 60 single family residences

Number of Parking Spaces Required and how many are being provided? as per zoning ordinance for single family

Are there Chesapeake Bay Resource Protection Areas on the property? no residential development

Was a Traffic Impact Analysis (TIA) required for this Request? yes If yes, has the Virginia Department of Transportation (VDOT) approved it? NO

(If not, the application cannot proceed until this review is completed) (Please include a copy of the TIA and VDOT's response with this application and provide an explanation of how VDOT's comments are being addressed.)

Are there adequate water and sewer facilities to serve the proposed use that would follow this rezoning (if not, how will these facilities be provided)? To be extended by developer

What are the properties zoned and what is the use of the properties on the property adjacent to the subject property?

NORTH- Zoning A-1 Use(s) agricultural

SOUTH- Zoning A-1 & R-1 Use(s) agricultural and single family residential

EAST- Zoning R-1 Use(s) single family residential

WEST- Zoning MHP Use(s) single family residential

I/WE HAVE READ THIS COMPLETED APPLICATION, UNDERSTAND ITS INTENT AND FREELY CONSENT TO ITS FILING. THE INFORMATION PROVIDED IS ACCURATE TO THE BEST OF MY/OUR KNOWLEDGE. I UNDERSTAND THAT THE TOWN MAY APPROVE OR DENY THE REQUEST FOR WHICH I AM APPLYING. FURTHERMORE, I GRANT PERMISSION TO THE PERSONNEL OF THE TOWN AND OTHER AGENTS OF THE TOWN OF WINDSOR AND ANY OTHER AUTHORIZED GOVERNMENT AGENCY TO ENTER THE PROPERTY AND MAKE SUCH INVESTIGATIONS AS THEY DEEM NECESSARY TO EVALUATE THE REQUEST.

Name Barry Cross
(Print)

Barry Cross
Signature (Applicant)

(owner / contract purchaser / authorized agent - please circle one) Date

NOTARY: COUNTY OF Chesapeake STATE OF Virginia
Subscribed and sworn to me on the 23rd day of December, of the year

2021 My Commission expires on 7-31-2025, Notary Public Signature: [Signature]

Stamp:



Robin Hirsch
Commonwealth of Virginia
Notary Public
Commission No. 192988
My Commission Expires 7/31/2025

STAFF USE ONLY - DO NOT WRITE IN THIS AREA

Fee Paid _____ Date _____ Accepted by Signature/Title _____

Comments _____

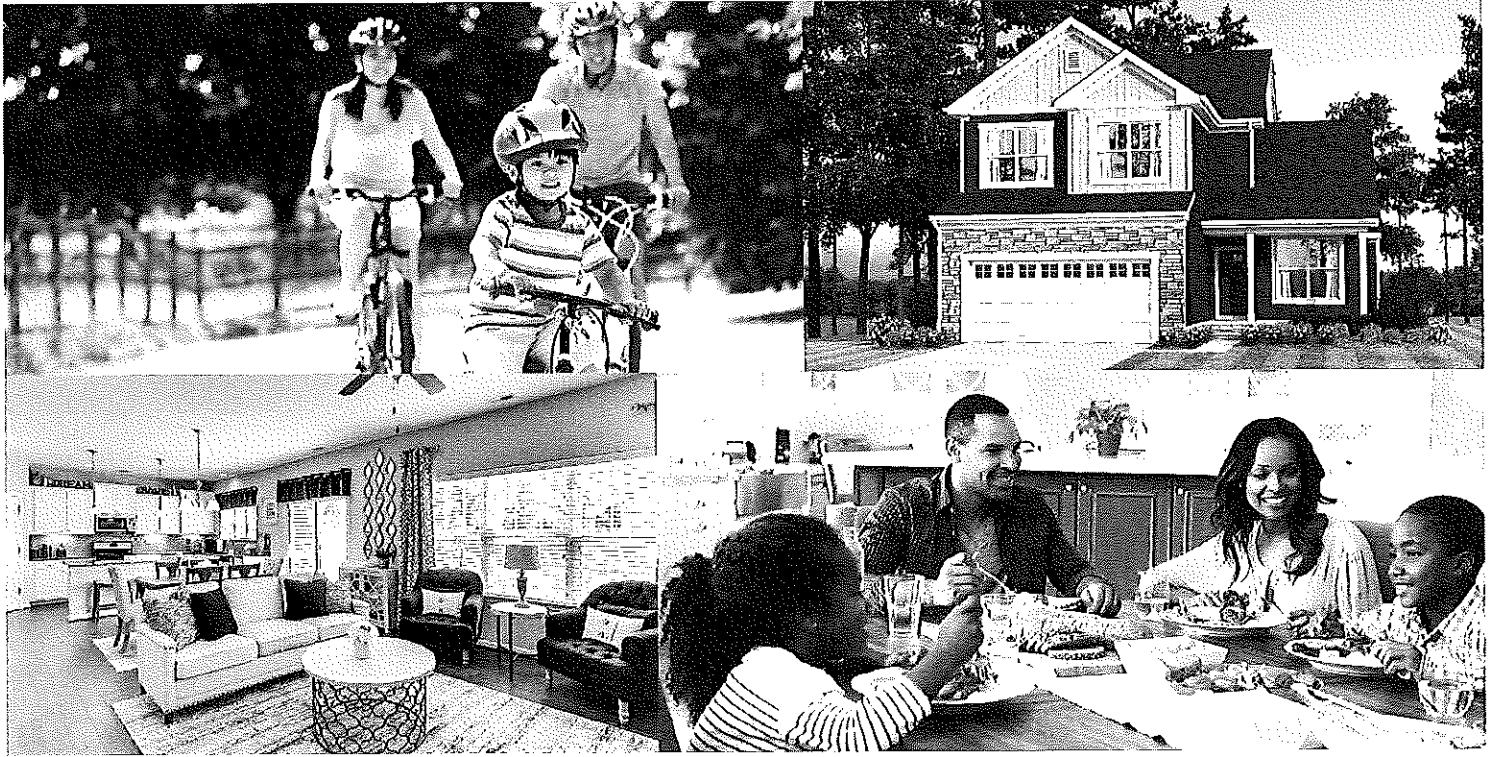
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Holland Meadows

COMMUNITY
OVERVIEW

WINDSOR, VIRGINIA



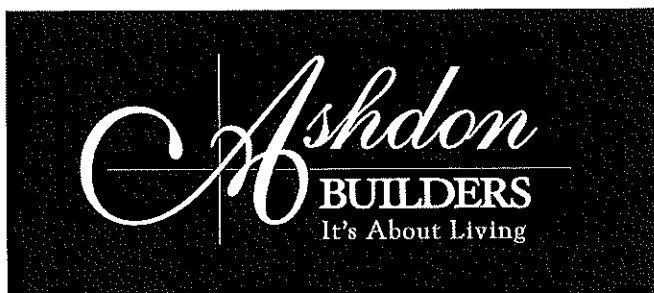
Ashdon Builders is pleased to present our newly designed models, now being offered in the final phase of Holland Meadows. This single family community is located in Windsor, Virginia, within a few miles of Suffolk. Windsor, VA is recognized for its excellent schools and low tax rates, which makes this new community an excellent place to raise a family. Only 10 minutes from Suffolk, Holland Meadows has the charm of country living with a small-town feel, yet is within close proximity to most major employment centers, shopping, and recreation.

Community Highlights:

- Ranch and two story homes
- Large lots
- Low taxes with great schools
- Homeowners Association
- 2-10 Home Buyers Warranty
- One Year Builder Warranty
- **Ashdon Energy Advantage - HERS Rated Home**
by certified third party inspector for quality control

Single Family Homes

Located off Windsor Blvd., Turn on Lovers Lane, Left on Shiloh Drive



ashdonbuilders.com

Site Manager:
Jamie Roser

757-404-6636

jamie@ashdonbuilders.com

Wainwright
REAL ESTATE



02/10/22

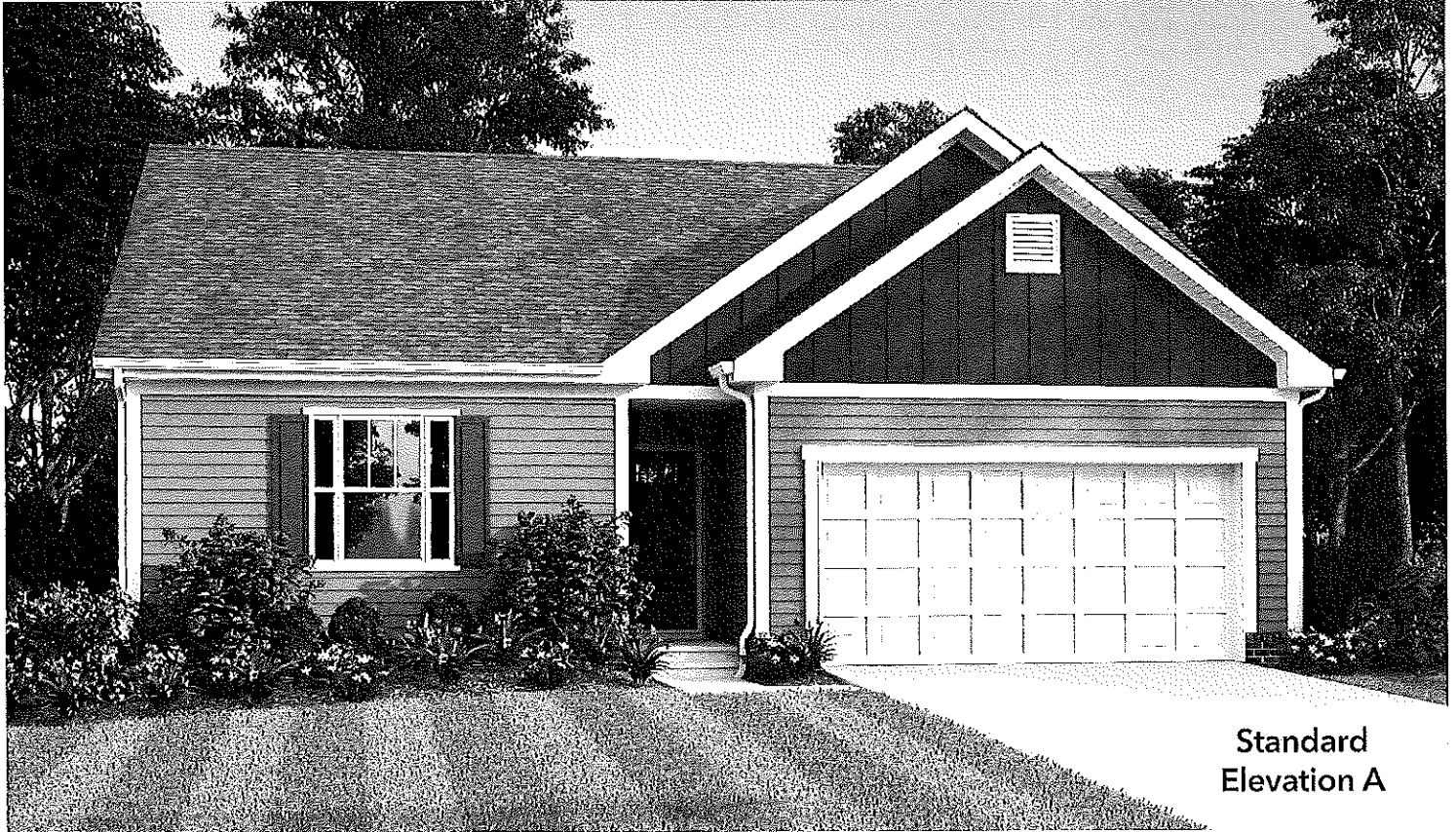
The Shelton Farm

RANCH MODEL 2400

Bedrooms: 4

Bathrooms: 2 - 3.5

Square Feet: 2,000 - 2,309



Standard
Elevation A



Elevation B
Shown with Options



Elevation C

Ashdon
BUILDERS
It's About Living

ashdonbuilders.com



Builder reserves the right to substitute or make changes in all model types, prices, site plans, floor plans, materials and/or specifications: they are subject to change without notice. Actual home may vary from the renderings and floor plan, the model or other homes, and by community. Please see the Site Manager or Site Assistant for details. 03-26-21

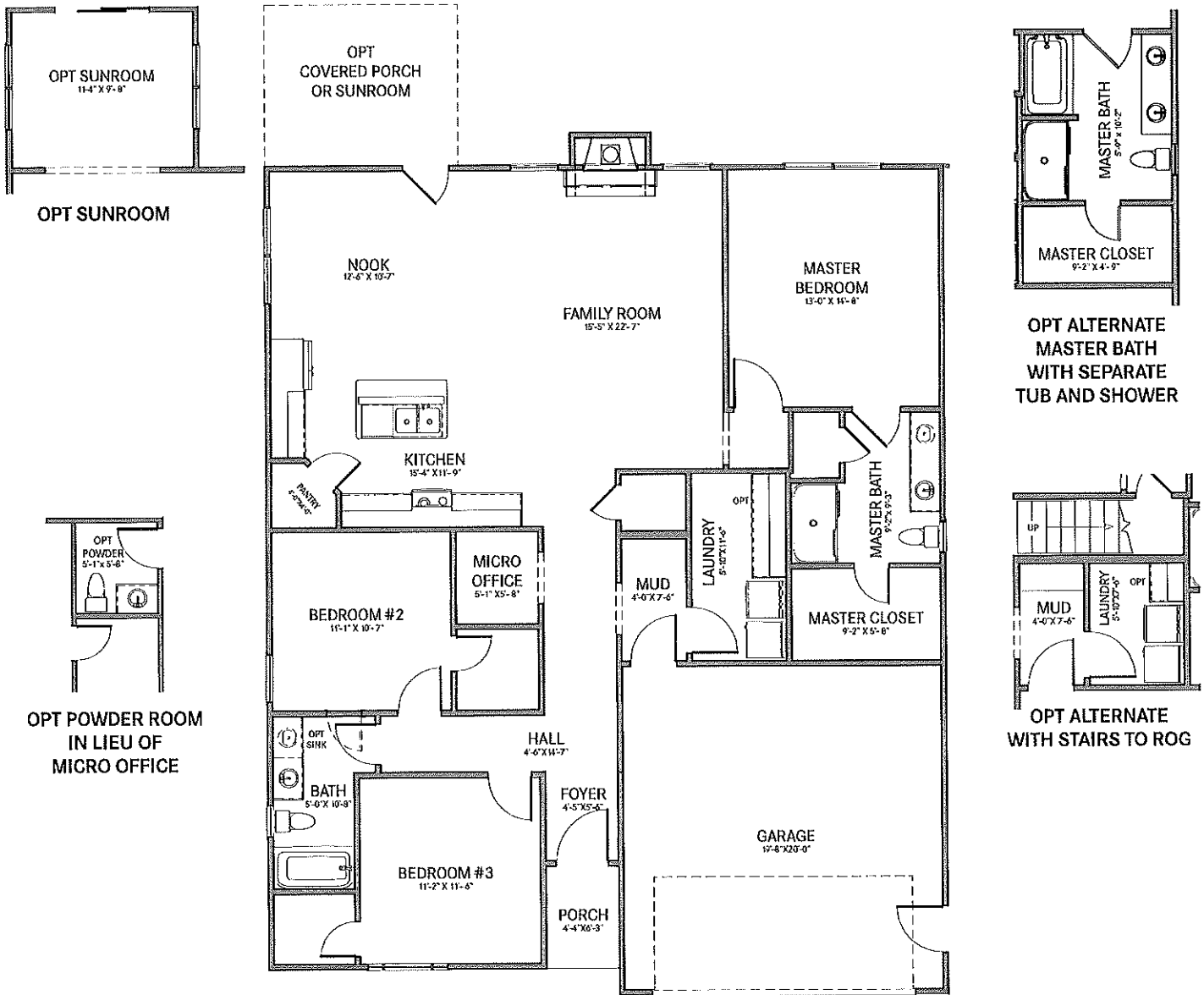
The Shelton Farm

RANCH MODEL 2400

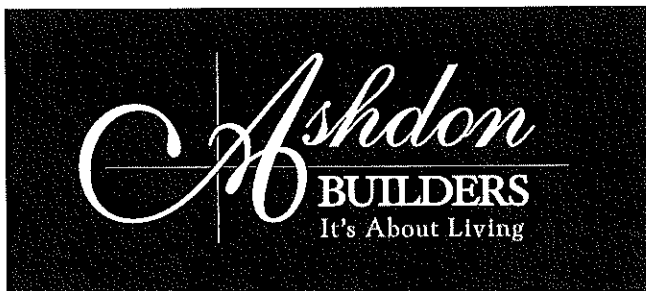
Bedrooms: 4

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Square Feet: 2,000 - 2,309



FIRST FLOOR STANDARD



ashdonbuilders.com

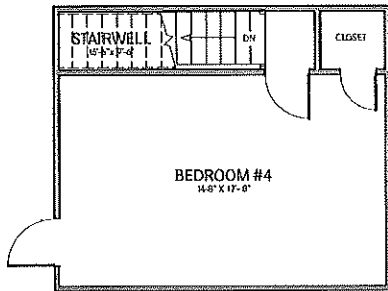


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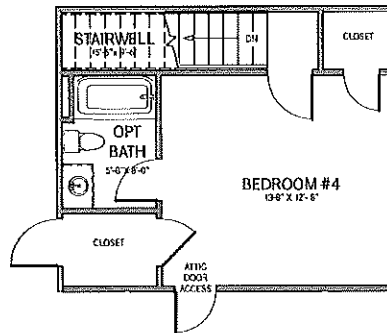
The Shelton Farm

RANCH MODEL 2400

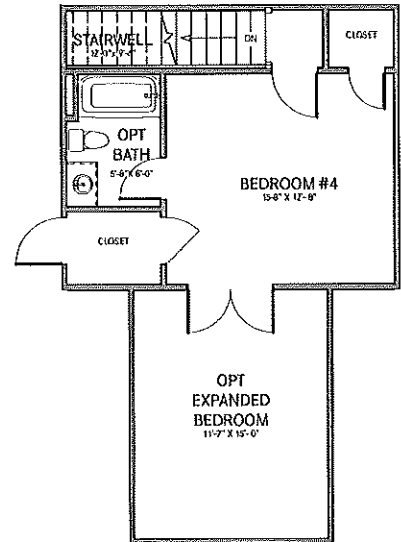
Bedrooms: 4 | Bathrooms: 2 - 3.5 | Square Feet: 2,000 - 2,309



SECOND FLOOR ROG
WITH NO OPT BATH



SECOND FLOOR ROG
WITH OPT BATH



SECOND FLOOR LAYOUT
WITH OPT EXPANDED BEDROOM
AND OPT BATH
ONLY AVAILABLE WITH ELEVATION B

Ashdon
BUILDERS
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Builder reserves the right to substitute or make changes in all model types, prices, site plans, floor plans, materials and/or specifications: they are subject to change without notice. Actual home may vary from the renderings and floor plan, the model or other homes, and by community. Please see the Site Manager or Site Assistant for details. 03-26-21

The Holland

MODEL H

Bedrooms: 4 | Bathrooms: 2.5 | Square Feet: 2,128 - 2,248



Elevation B



Elevation C
Shown with stone option

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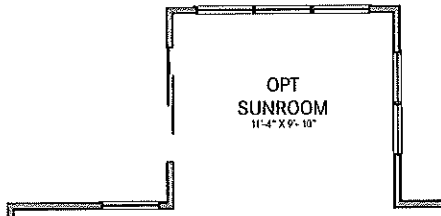
The Holland

MODEL H

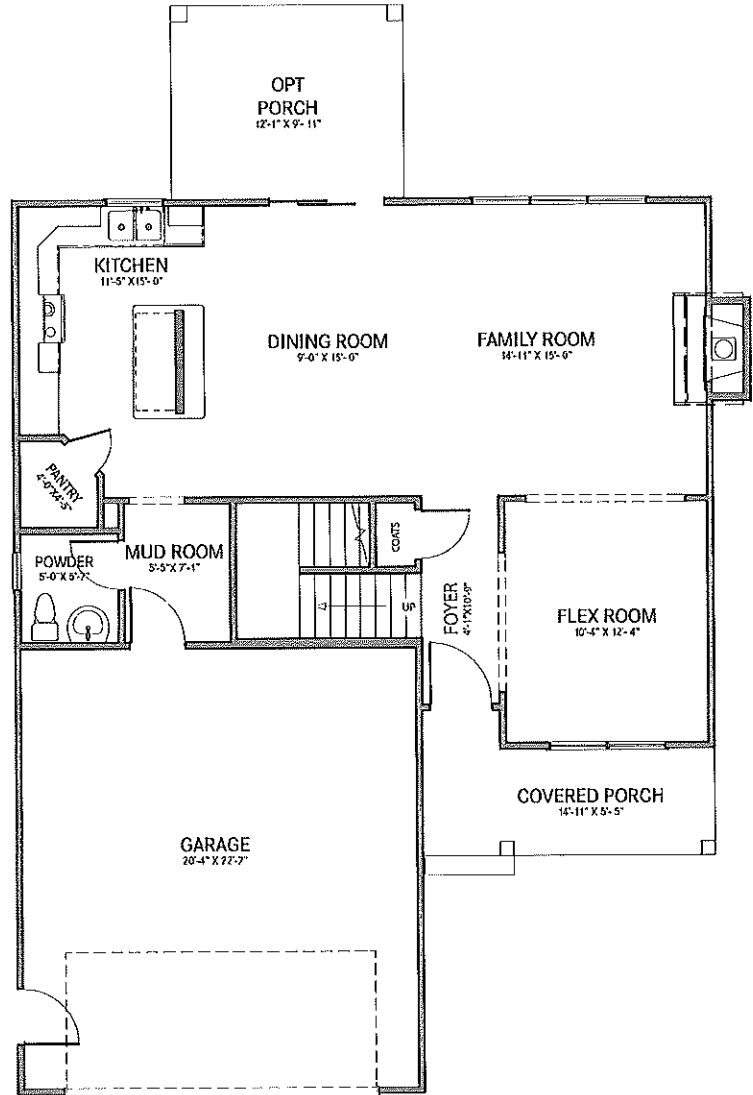
Bedrooms: 4

Bathrooms: 2.5

Square Feet: 2,128 - 2,248



FIRST FLOOR



LIVING AREA
913 SQ. FT.

FIRST FLOOR

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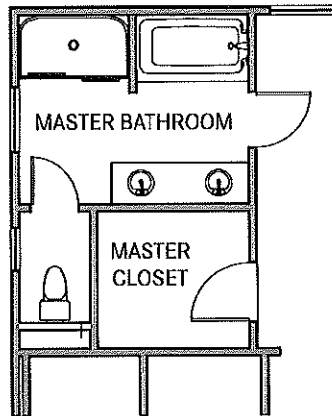


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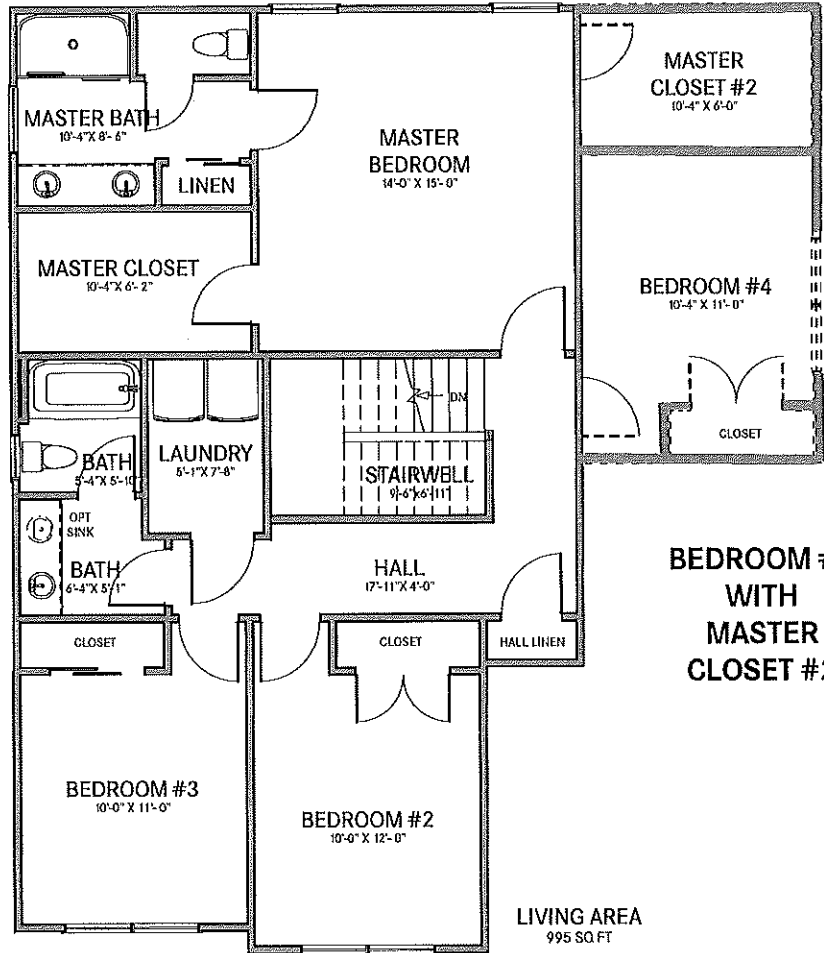
The Holland

MODEL H

Bedrooms: 4 | Bathrooms: 2.5 | Square Feet: 2,128 - 2,248

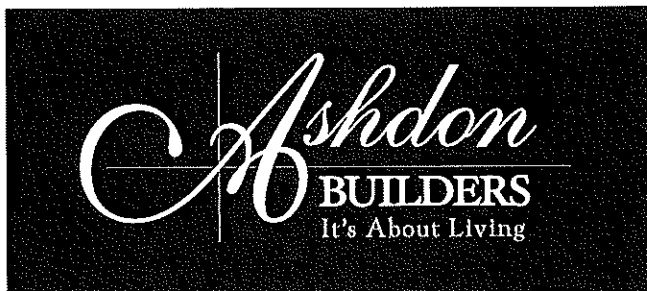


**OPT MASTER BATH
LAYOUT WITH
SEPARATE TUB
AND SHOWER**



**BEDROOM #4
WITH
MASTER
CLOSET #2**

SECOND FLOOR



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The Galiano

MODEL G

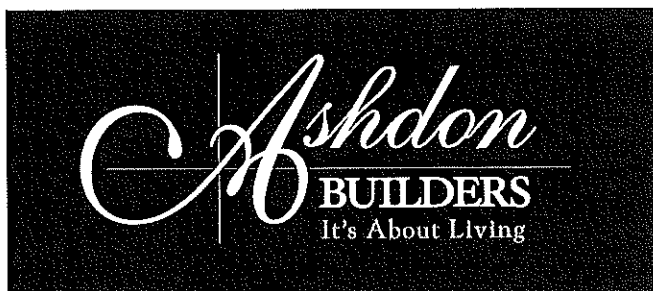
Bedrooms: 5 | Bathrooms: 2.5 - 3 | Square Feet: 2,394 - 2,469



Standard Elevation
Shown with options



Side Load Garage Elevation shown with options



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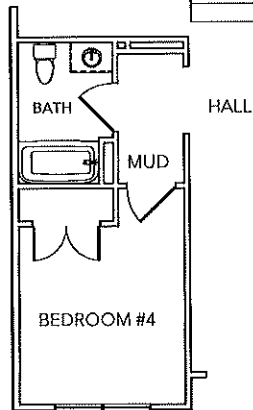
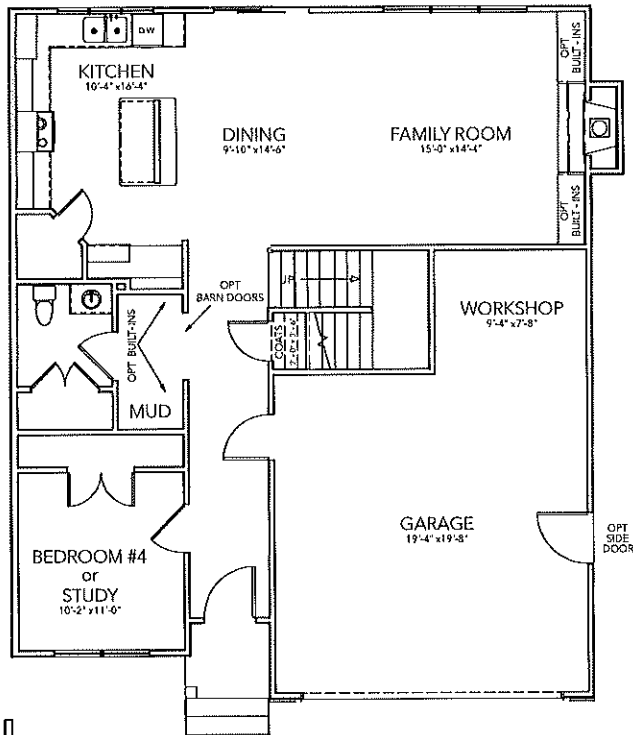
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The Galiano

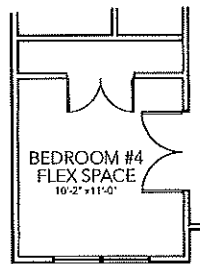
MODEL G

Bedrooms: 5 | Bathrooms: 2.5 - 3 | Square Feet: 2,394 - 2,469

FIRST FLOOR

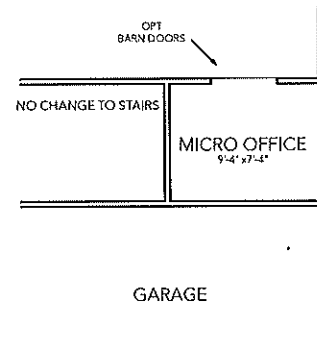
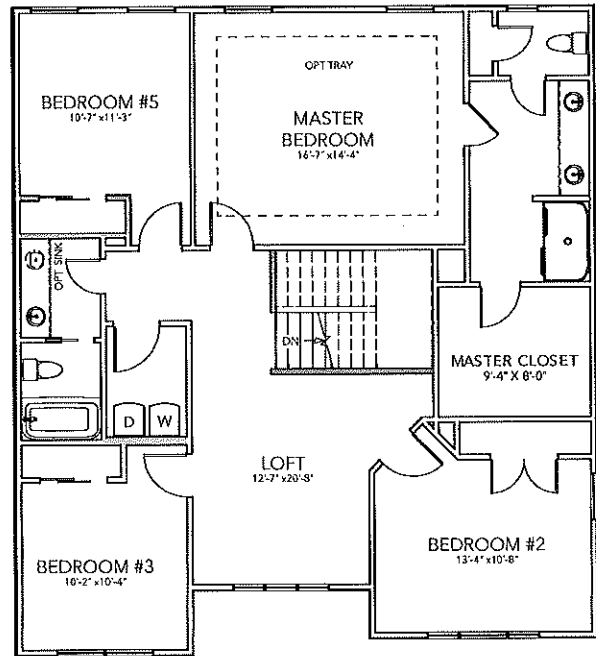


OPT Full Bath

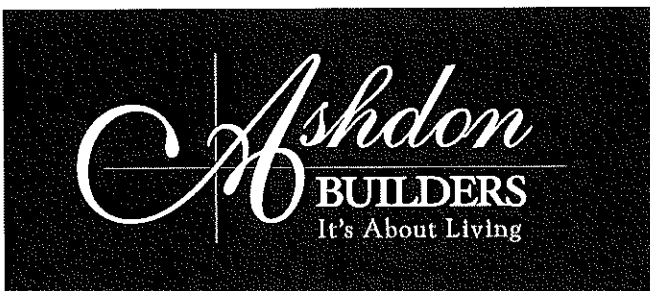


OPT Office / Living or Dining Room with French Doors

SECOND FLOOR



OPT Workshop Conversion to Micro Office



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The St. Croix

MODEL 5000

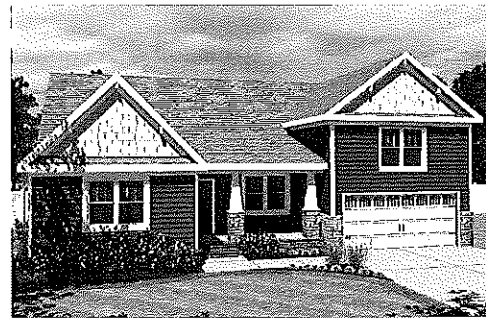
Bedrooms: 4 - 5 | Bathrooms: 2.5 - 3.5 | Square Feet: 2,300+



Standard Elevation B
Shown with options



Elevation C
Shown with options



Elevation D
Shown with options

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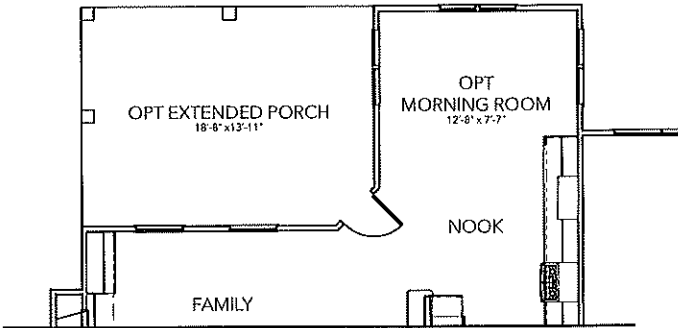


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The St. Croix

MODEL 5000

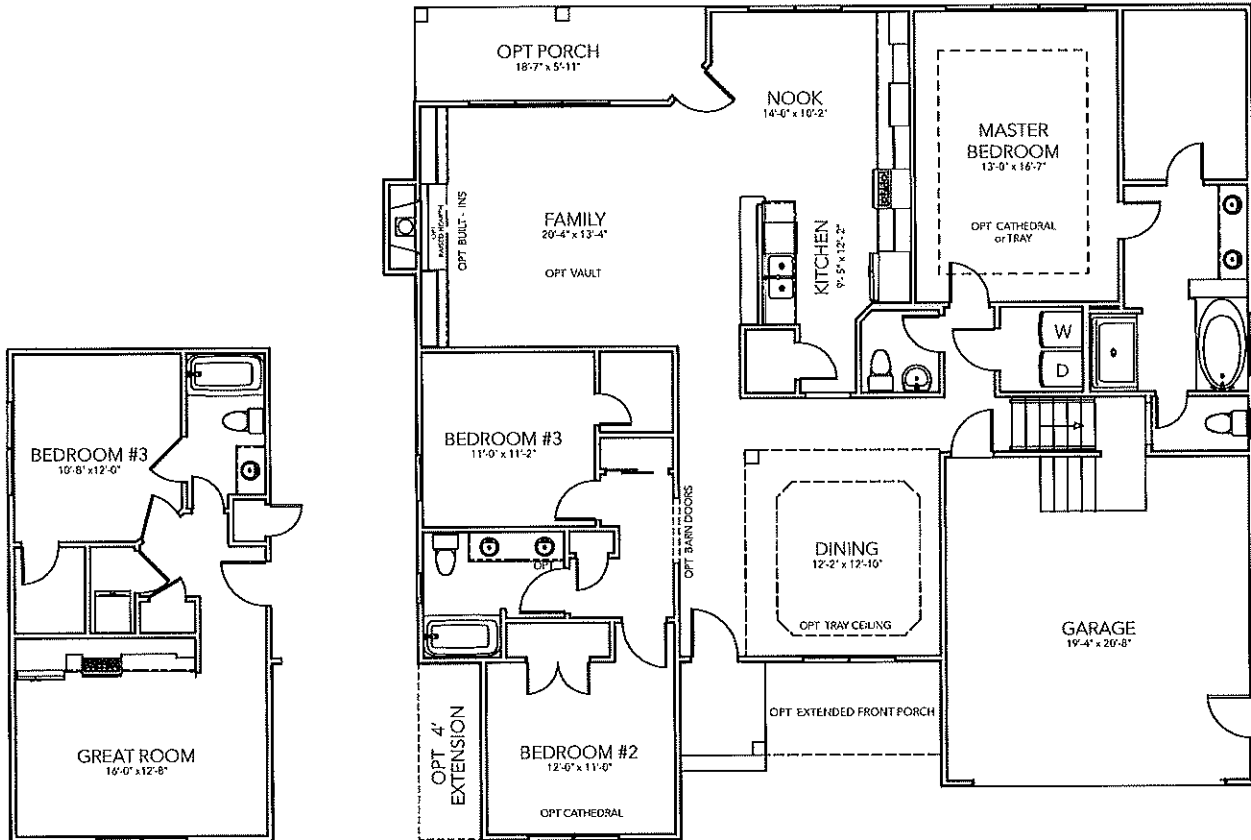
Bedrooms: 4 - 5 | Bathrooms: 2.5 - 3.5 | Square Feet: 2,300+



FIRST FLOOR

Rear Wall and Porch
Extensions available
in 2' increments

--- +4'
--- +2'



OPT Multi - Generational Suite
(Shown With OPT Kitchenette)

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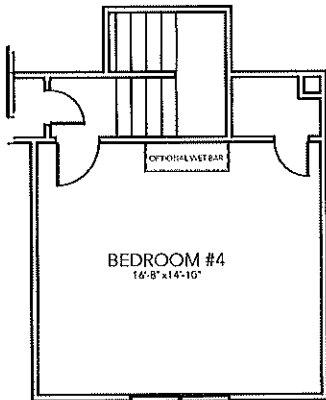
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The St. Croix

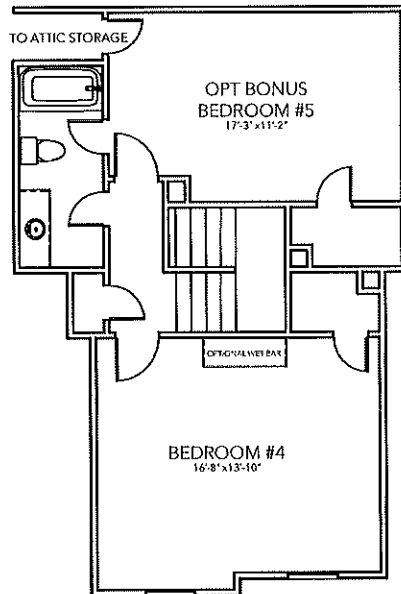
MODEL 5000

Bedrooms: 4 - 5 | Bathrooms: 2.5 - 3.5 | Square Feet: 2,300+

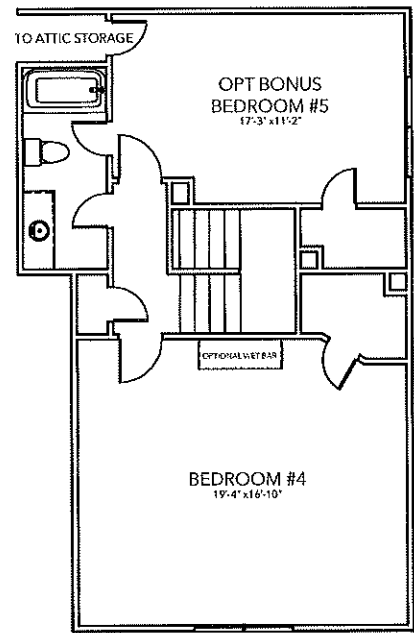
SECOND FLOOR OPTIONS



Standard Elevation B



OPT Elevation C
OPT Bedroom #5
OPT Full Bath



OPT Elevation D
OPT Bedroom #5
OPT Full Bath

Holland Meadows

WINDSOR, VIRGINIA

STANDARD FEATURES

Attractive Interiors

- 9' Ceilings Both Floors!
- Carriage style interior doors
- Electric Fireplace
- Electric washer and dryer hook-up, vented outside
- GFCI circuits for kitchen, baths, garage and exterior
- Hardwood flooring in foyer (3")
- Knockdown textured walls and ceilings - smooth in kitchen & baths
- Lever door handles
- No-wax vinyl flooring in MBA, hall & powder baths, utility & kitchen
- Overhead lights in all bedrooms
- Pre-wired for ceiling fans in family room & all bedrooms
- Pull down attic stairs (select models)
- Rebond padding throughout
- Rocker switches for easy on/off operation
- Hard-wired smoke detectors w/battery back-ups all bedrooms
- Carbon monoxide detector Hard-wired w/battery back-up
- Stain resistant wall to wall carpet in your choice of colors
- Staircase w/painted pickets & stained handrails (select models)
- Structured wiring throughout & pre-wired for high speed internet
- Digital Networking in predetermined locations
- Phone/Data port (Cat5-E) in family room & all bedrooms
- Cable (RG-6 Quadshield Coax) in family room & all bedrooms
- Vinyl coated, ventilated shelving in all closets
- Walk-in closet in master bedroom

Crafted Exteriors

- Brick skirt (front of home only)
- Architectural Roof Shingles
- Concrete patio—approx. 150sf (10'x15'), location determined by builder
- Exterior shutters in color of your choice (select models/elevations)
- Exterior siding—Premium low maintenance vinyl
- Fully landscaped lawn featuring trees, shrub package and fully seeded front yard

- Fiberglass entry doors featuring Framesaver NO-ROT door jambs (All exterior doors)
- Garage side service door w/deadbolt, concrete pad & light
- Hose bibs (2) for water hose connection
- Hurricane clips on Rafters/Trusses
- Insulated steel carriage style garage door
- Metal wrapped low maintenance exterior trim & fiberglass columns (Craftsman columns are PVC clad for no-rot properties)
- Pre-wired for dedicated circuit in garage (1) for fridge/freezer
- Pre-wired for garage door opener
- Raised foundation construction
- Two car garage (drywall only finish)
- Weatherproof electrical outlets (3)

Professionally Designed Kitchens

- 42"/36" Staggered Kitchen cabinets w/Crown molding, adjustable shelving, & soft close doors (drawers are optional)
- Knobs and Pulls throughout
- Garbage disposal
- Granite counter tops in color of choice w/Delta faucet and sprayer as well as double bowl stainless steel undermount sink
- Ice-maker hook-up
- Island or bar area (select models)
- Pantry for additional storage
- Pendant lighting at bar tops
- Recessed lighting
- Under cabinet lighting
- Stainless steel appliances—Dishwasher, Microwave/Hood combo and Electric Range (self-cleaning)

Upscale Baths

- Adult height vanities in all full baths
- Ceramic tile tub surround in Master Bath (select models)
- Cultured marble tops in bath vanities
- Easy maintenance fiberglass tubs and/or showers (select models)
- Elongated toilets in all baths
- Pedestal sink in powder room
- Master shower with semi-frameless shower door
- Water conserving plumbing fixture/washerless faucets

Ashdon Energy Advantage

- **HERS Rated Home by certified third party inspector for quality control:** Quality control inspection to verify air sealing and thermal envelope tightness; Blower door test
- 14 SEER rated condenser
- LED lighting
- High-efficient Electrical furnace
- Electrical water heater
- Full home wrap moisture barrier installed
- Insulated Fiberglass entry doors featuring Framesaver No-Rot door jambs at all exterior doors
- Insulated Low-E glass windows with tilt sash feature and screens (screens provided for all operable windows)
- Ridge Vented Roofs for efficiency
- Programmable thermostat
- R-15 Insulated exterior walls
- R-38 Insulation in blown areas & flat ceilings of thermal envelope
- ASK ABOUT OUR ENERGY SAVER PACKAGE!

Quality Construction and Customer Care

- Builder provides full in-house, one-year warranty and customer service program.
- National 2-10 Home Buyer's Warranty participation
- Complete building review prior to construction
- Site visit with construction supervisor prior to drywall installation to review specialty options and see the final framed structure
- Conventional stick frame construction and/or engineered joists/trusses
- Termite treatment and warranty
- Family owned and operated for over 39 years - two generations with years of field experience and hands-on approach

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Site Manager:
Jamie Roser

757-404-6636

jamie@ashdonbuilders.com

Wainwright
REAL ESTATE



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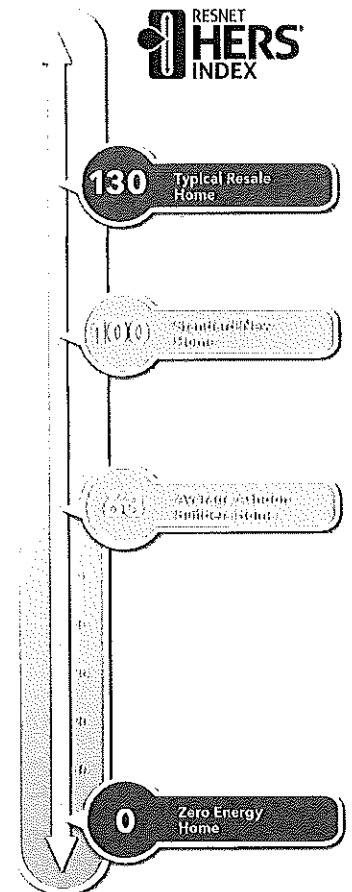
ASHDON
Energy advantage

**Ashdon Energy Advantage -
 setting energy efficiency standards into each and every home!**

A home built by Ashdon Builders takes your needs to heart. With that goal in mind, we work to ensure that you are provided with quality-built homes that are suited to fit your lifestyle. Ashdon Builders' Ashdon Energy Advantage is our energy-efficient approach to building homes which provides you with the highest levels of performance and savings. We believe that our customers should be able to spend less time maintaining their homes and more time enjoying it. When you buy a home with Ashdon Builders, you are buying into improved home comfort, lower energy costs, and a better quality of life. Ashdon Builders uses the HERS index to ensure the construction of your house meets the highest level of energy efficiency with a low rating.

**HERS rated energy efficient homes provide a
 better quality of life, lower running costs, and
 higher resale values.**

The Home Energy Rating System (HERS) Index provides the gold standard for home energy efficiency. The HERS index is the nationally recognized system for inspecting and calculating a home's energy performance. It has been used to rate over 2.5 million homes, of which 140,000 were rated in this past year. It uses an easy-to-understand index based on a 100-point scale where the lower the score, the higher the performance. HERS' Resident Home Energy Raters are highly trained and certified, guaranteeing your home adheres to the Mortgage Industry National Home Energy Standards.





With Ashdon Builders, it's about living. Ashdon Energy Advantage means better-built homes for a better-built quality of life.

efficiency

Buying a home means more than just making monthly mortgage payments. Energy costs play a significant role in determining the affordability of a home. According to the Department of Energy (DOE), an energy-efficient home can help you save anywhere from 5% to 30% on energy bills. Ashdon Builders has a HERS Index score in the 60's, providing you with up to 30% more energy efficiency than a standard new home. In addition to improved energy-efficiency, HERS rated homes also help lower ownership costs, with \$235,000,000 in annual energy savings in the US in 2018.

comfort

Ashdon Builders Energy Advantage provides you with improved home comfort that you can feel. By taking your comfort needs to heart, we believe that great results come from attention to detail. That's why every new home we build receives an extra inspection by an independent and certified HERS rating inspector for quality control. We focus on lowering air leakage for a tighter building envelope to offer your home enhanced efficiency and fewer temperature fluctuations. A better-insulated home means a better built-home; keeping it warmer in the winter and cooler in the summer.

quality

An energy-efficient home with Ashdon Energy Advantage provides you with quality above all else. Energy performance and build quality is tested by a trained and certified HERS rater, giving you the confidence of knowing your home has been evaluated to meet the national energy standards. With the Ashdon Energy Advantage, we provide energy-efficient solutions so you will be given the peace of mind that your well-being is top priority.

environment

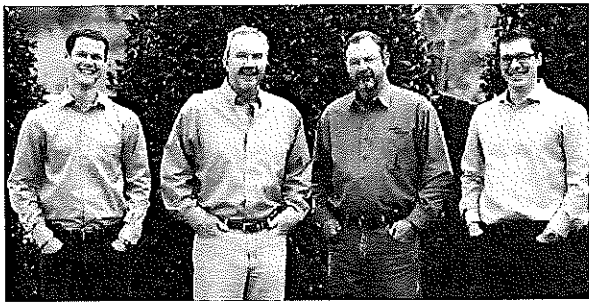
The 236,000 homes that are HERS rated in the US annually reduce over 1 million tons of carbon production every year. When you buy a HERS rated home, you are helping protect the environment by reducing your home's carbon emissions and pollution. With the Ashdon Energy Advantage, you will also be helping stimulate the economy through lowering energy costs for families and by creating jobs in the energy-efficient sector.

ashdonbuilders.com/ashdon-energy-advantage

It's About Living.

Ashdon Builders has over 40 years of experience in new home construction and developing new home communities in Hampton Roads.

The home that you select for you and your family is one of the most important investments you will make in your lifetime.



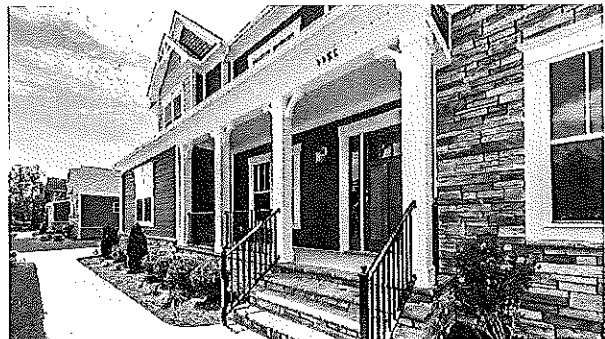
A home built by Ashdon Builders, our family-owned business, takes your needs to heart. Creativity and expert craftsmanship is reflected in every home we build. Our solid reputation has been built with each and every home, from the ground up. We go above and beyond to craft a home that truly reflects your lifestyle.

Our story started in the early 80's, when we, brothers Barry and Donnie Cross, started building homes together. We blended our personal "hands-on" experience, capitalizing on our unique

strengths, to form a strong, committed building company, based on mutual respect, trust and loyalty. Our dedicated team of carpenters, brick masons, and other construction professionals has been with us since our inception, some for over twenty years.

The name "Ashdon" reflects our commitment to family: it is the namesake of our children, Ashley and Donald. The second generation has just begun working in our business. Our dedicated employees are also part of our family, trusted to fulfill your family's dreams and desires in your new home.

When it comes to building dreams for your family, our family does it best. When it comes to living those dreams, you do it best!



Ashdon
BUILDERS
It's About Living

ashdonbuilders.com





Maxie Brown <mbrown@windsor-va.gov>

FW: Windsor Station - Proffers

1 message

William Saunders <wsaunders@windsor-va.gov>
To: Maxie Brown <mbrown@windsor-va.gov>

Wed, Feb 23, 2022 at 11:37 AM

FYI

William

From: Amy Ring [mailto:aring@isleofwightus.net]
Sent: Wednesday, February 23, 2022 11:11 AM
To: William Saunders <wsaunders@windsor-va.gov>
Subject: RE: Windsor Station - Proffers

Hey William! Took a look at the Windsor Station rezoning application and plugged in the numbers into our capital impacts model that Tischler did for us. I thought you'd be interested in the results. I attached a print out and basically what it shows is that there is existing capacity in the schools which would serve the property and we currently don't have any school improvements included in the CIP. The only capacity issue triggered by the development would be in the parks and recreation category in that continued growth would continue to decrease the existing LOS for event center/regional parks categories. We do have planned improvements at both the Blackwater Preserve facility as well as at Heritage Park included in the CIP. It is interesting that there is no turn lane warrant met for Shiloh Drive. Does VDOT also review these for you all? Was there a proffer statement submitted with this? Let me know if you would like to discuss this further. Hope you're doing well and take care, Amy

CASH PROFFER ELIGIBLE SUMMARY PAGE

Capital Impacts Model

Isle of Wight County, Virginia



SUMMARY OF PROJECT OUTPUTS

Project Name	Windsor Station
---------------------	-----------------

CAPITAL COST IMPACTS FOR DEVELOPMENT PROPOSAL

	RESIDENTIAL	NONRESIDENTIAL	TOTAL
Housing Units	60	-	60
Projected Population	138	-	138
Projected Students			
Elementary School Students	11	-	11
Middle School School Students	4	-	4
High School Students	8	-	8
Projected Total Students	22	-	22
Nonresidential Sq. Ft.	-	0	0
Projected Jobs	-	0	0

CASH PROFFER ELIGIBLE INFRASTRUCTURE CATEGORIES, RESIDENTIAL

	Total Housing	Capital Impact	Capital Impact per
Schools	60	\$0	\$0
Parks and Recreation	60	\$112,898	\$1,882
Public Safety^	60	\$0	\$0
Transportation	60	\$0	\$0
Total	60	\$112,898	\$1,882

	Total Housing	Capital Impact	Capital Impact per
^Public Safety			
Sheriff	60	\$0	\$0
Fire	60	\$0	\$0
Animal Protection	60	\$0	\$0



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
23116 Meherin Road
COURTLAND, VIRGINIA 23837

February 7, 2022

Maxie C. Brown, AICP
Interim Zoning Administrator
Town of Windsor
8 E. Windsor Blvd.
Windsor, VA 23487

**RE: Windsor Station Subdivision Rezoning
Shiloh Drive (Route 603)
Town of Windsor, Isle of Wight County**

The Residency has completed its review of the submitted rezoning application dated January 12, 2022 and received by the VDOT Land Development Office on January 20, 2022. We offer the following comments:

- 1) We concur with the submitted trip generation and turn lane warrants.
- 2) The platted Savannah Street stub was not constructed as part of the development of the Holland Meadows property. The proposed connection from Windsor Station shall be made to the current termination of Savannah Street, at its intersection with Lena Rose Street in the Holland Meadows neighbourhood.
- 3) The submitted concept plan for the subdivision streets "fails to connect" to the existing provided stub, located at the termination of Lena Rose Street at the property line in Holland Meadows. Per 24VAC30-92-60(C)(1), if a stub out maintained by the Department adjoins the property of a development with a network addition proposed for acceptance into the secondary system of state highways, such a network must connect to such stub out to be eligible for acceptance.

The district administrator (designee) may waive this requirement if the existing stub out is of such design as to make such a connection unsafe. In accordance with 24VAC30-92-60(C)(5) such a request for a waiver of the connectivity requirements along with supporting documentation shall be made in writing to the district administrator's designee with a copy to the local official. A determination shall be made within 30 calendar days.

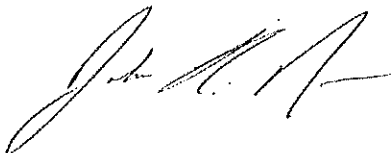
- 4) While it is understood that the conceptual plans submitted are not for construction, the following comments have been provided as a result of preliminary review of the conceptual plans:
- Construction site plans need to be submitted and should include, along with any other necessary information, the following; intersection geometrics, lane configurations, corner radii, intersection site distances, right of way, etc.
 - Design standards for entrances, sight distances, and intersections must be evaluated for compliance in accordance with Appendix F of the VDOT Road Design Manual. Subdivision streets shall be designed in accordance with Appendix B(1) of the VDOT Road Design Manual.
 - Drainage design in accordance with the VDOT Drainage Manual must be provided as part of the construction plan process.
 - A Geotechnical Report shall be submitted in accordance with the Pavement Design Guide for Subdivision and Secondary Roads in Virginia. This guide is available on the Department's website in Business Center/Manuals.
 - A pavement design shall be provided in accordance with the Pavement Design Guide for Subdivision and Secondary Roads in Virginia. Calculations shall be submitted for review and approval.

SUPPORTING DOCUMENTS

- 1) A detailed narrative which addresses each comment listed above must accompany your re-submittal package. Any revisions beyond those necessary to address the review comments listed above must be identified separately in the re-submittal narrative.
- 2) Please provide two (2) folded copies of the revised plans and two (2) copies of the detailed narrative with your re-submittal package.

If you have any questions, please contact me at (757) 346-3068 or Joshua.Norris@vdot.virginia.gov.

Sincerely,



Joshua R. Norris
Land Use Engineer
Virginia Department of Transportation
Franklin Residency



Maxie Brown <mbrown@windsor-va.gov>

RE: Comments - Windsor Station Rezoning

2 messages

Rosenthal, David <david.rosenthal@norfolk.gov>
To: Maxie Brown <mbrown@windsor-va.gov>
Cc: "Shaw, Gina" <Gina.Shaw@norfolk.gov>

Thu, Mar 10, 2022 at 3:02 PM

Maxie -Thank you for the opportunity to comment in the proposed rezoning of Windsor Station next to Ennis Creek. As you are aware, the City of Norfolk owns two parcels that are adjacent to Windsor Station. These parcels are part of the system that conveys water from Lake Gaston, the Blackwater River and the Nottoway River into Lake Prince as part of Norfolk's water supply.

The rezoning plans submitted show this parcel being subdivided into 60 residential lots plus one parcel for open space and a pond. It is assumed that the pond will be part of the onsite stormwater plan, but without detailed plans, we are unable to provide specific comments. We are generally concerned with the additional runoff into Ennis Creek from this development and what onsite treatment of stormwater will be required. We would like the opportunity to review the stormwater plan when it becomes available.

Also, while there is protection of the water and wetland environment provided with the 100 foot RPA buffer, Norfolk has concerns that the understory tree and bushes will be removed to make these properties more attractive and provide a view of the water.

Again, thank you for providing the opportunity to comment on this proposal.

David S. Rosenthal, CLM
Certified Lake Manager 94-02M
Reservoir Manager
Lake Star Home Coordinator



Department of Utilities
757-441-5774 ext. 253

Connect with us:

www.norfolk.gov

Reservoir Information

Become a Lake Star!





MEMORANDUM

TO: CHRIS PARRISH, PE FROM: CHARLES SMITH, P.E., PTOE
 ORGANIZATION: DATE: 12-7-21
 PHONE NUMBER: SENDER'S REFERENCE NUMBER:
 RE: WINDSOR STATION TRIP GENERATION AND TURN YOUR REFERENCE NUMBER:
 LANE EVALUATION

URGENT FOR YOUR USE PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

PURPOSE

First Dominion Land, Inc. is proposing a residential neighborhood know as Windsor Station. The purpose of this memorandum is to provide the projected trip generation for the proposed site and to evaluate standard turn lane warrants for the proposed site access.

SITE

The proposed development is off of Shiloh Drive, just east of John Henry Street in Windsor, VA. The property is currently zoned A-1 and is in the process of rezoning to allow for the proposed 60 single family residential units. In the site vicinity, Shiloh Drive is a two-lane facility. There are two proposed locations to access this development. The first is via a connection to the first phase of this development that has already been constructed and ultimately connects to John Henry Street. The second is via a new intersection on Shiloh Drive just east of John Henry Street.

TRAFFIC VOLUMES

Existing Traffic Volume

A video hourly count (6-9AM, 4-7PM) was conducted on Tuesday, November 16, to determine the Shiloh Drive AM and PM peak hour volumes. The count was conducted at the proposed site. The volume data is illustrated in Table 1. The AM peak hour is 7-8AM and the PM peak hour is 4-5PM.

Site Generated Trips

The trip generation potential of the proposed development was determined using data published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual* (10th Edition). The resulting number of trips estimated to be generated by the proposed development are identified in the following table.

TABLE 2
Site Generated Traffic
(Vehicles Per Hour)

USE	ITE CODE	ADT	AM PEAK		PM PEAK	
			IN	OUT	IN	OUT
Single family housing (60 units)	220	650	11	36	39	23

Source: ITE Trip Generation Manual

TURN LANE WARRANTS

Turn lane warrants were evaluated per the VDOT Road Design Manual. The traffic volumes are illustrated in Figure 1. The turn lane warrants are not met. The turn lane warrants are provided in Figures 2 and 3.

END OF MEMORANDUM

Enclosed

Table 1 – Shiloh Dr Video Count Data

Figure 1 – Traffic Volume Calculations

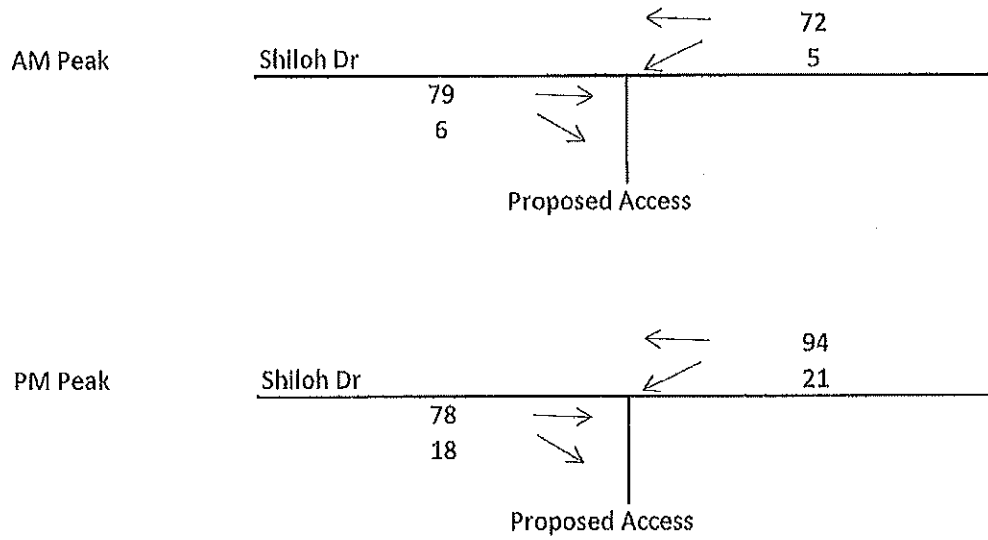
Figures 2 and 3 – Turn Lane Warrants

TABLE 1
Shiloh Dr, just east of John Henry St
Video Hourly Count
11/16/2021

	Westbound	Eastbound	Total
6:00 AM	35	63	98
7:00 AM	72	79	151
8:00 AM	38	48	86
4:00 PM	94	78	172
5:00 PM	97	56	153
6:00 PM	58	34	92

Figure 1
Shiloh Dr Volumes for Turn Lane Warrant Evaluation

VOLUME SUMMARY



Notes

- The trip generation as documented in the memo is copied below
- Site trips were assigned based on the existing distribution percentage along Shiloh Dr

Trip Generation			
AM PEAK		PM PEAK	
IN	OUT	IN	OUT
11	36	39	23



Figure 2
 Shiloh Dr and Shiloh Station Access
 Left Turn Lane Warrant

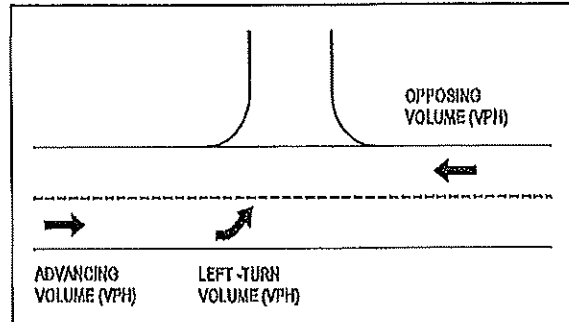
WARRANTS FOR LEFT TURN LANES ON TWO-LANE HIGHWAYS

VPH OPPOSING VOLUME	ADVANCING VOLUME			
	5% LEFT TURNS	10% LEFT TURNS	20% LEFT TURNS	30% LEFT TURNS
40-MPH DESIGN SPEED*				
800	330	240	180	160
600	410	305	225	200
400	510	380	275	245
200	640	470	350	305
100	720	515	390	340
50-MPH DESIGN SPEED*				
800	280	210	165	135
600	350	280	195	170
400	430	320	240	210
200	550	400	300	270
100	615	445	335	295
60-MPH DESIGN SPEED*				
800	230	170	125	115
600	290	210	160	140
400	365	270	200	175
200	450	330	250	215
100	505	370	275	240

TABLE 3-1

Source: Adapted from 2011 AASHTO Green Book, Chapter 9, Section 9.7.3, Page 9-132, Table 9-23

* USE DESIGN SPEED IF AVAILABLE, IF NOT USE LEGAL SPEED LIMIT. ^



Example:

Two-lane highway with 40-MPH operating speed

Opposing Volume (VPH) - 600
 Advancing Volume (VPH) - 440
 Left-Turn Volume (VPH) - 44 or 10% of Advancing Volume

With opposing volume (VPH) of 600 and 10% of advancing volume (VPH) making left turns, and advancing volume (VPH) of 305 or more will warrant a left-turn lane.

When the Average Running Speed on an existing facility is available, the corresponding Design Speed may be obtained from Appendix A, Section A-1.

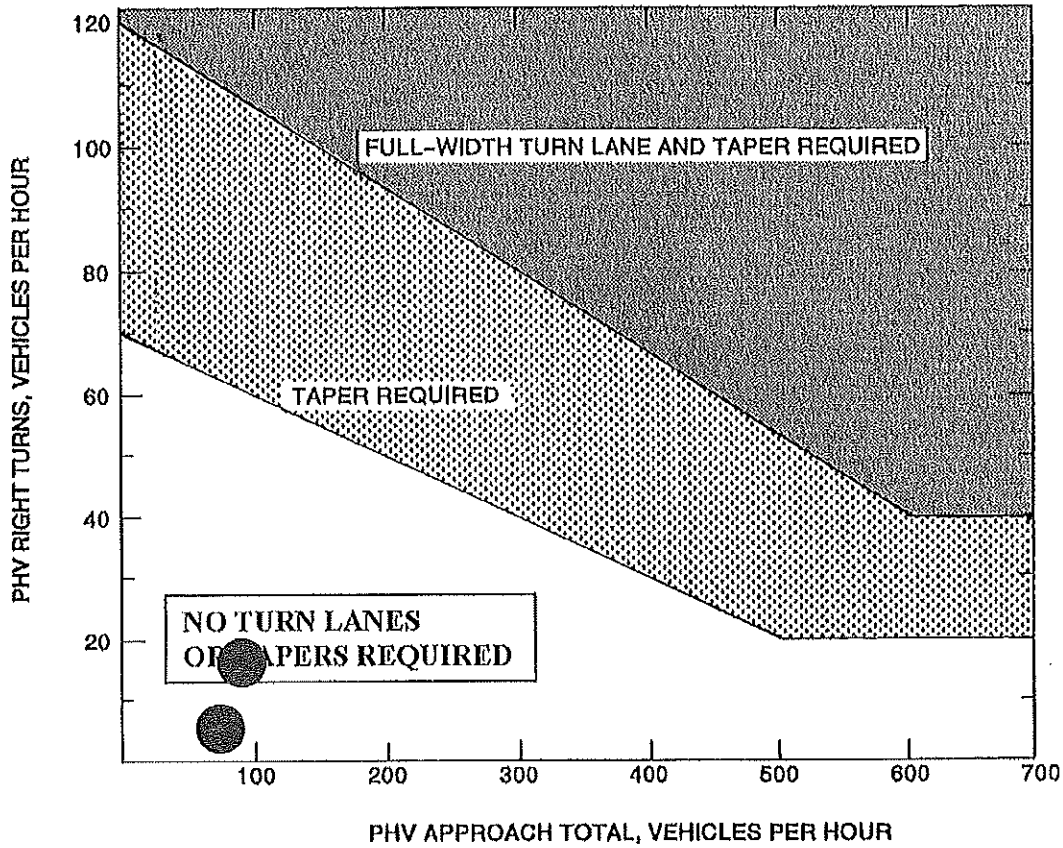
AM Volume
 Left Turn = 5 vph
 Opposing = 85 vph
 Advancing = 77 vph
 Not Warranted

PM Volume
 Left Turn = 21 vph
 Opposing = 96 vph
 Advancing = 115 vph
 Not Warranted

^ Rev. 7/14

Figure 3
 Shiloh Dr and Shiloh Station Access
 Right Turn Lane Warrant

F-80



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

AM Volume	<u>LEGEND</u>	PM Volume
Approach = 85 vph	PHV - Peak Hour Volume (also Design Hourly Volume equivalent)	Approach = 96 vph
Right = 6 vph	<u>Adjustment for Right Turns</u>	Right = 18 vph
Turn Lane NOT Required		Turn Lane NOT Required

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula: $PHV = ADT \times K \times D$

K = the percent of AADT occurring in the peak hour

D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.

FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)

**TOWN OF WINDSOR
Planning & Zoning**

LEGAL ADVERTISEMENT

Please run the following legal advertisement on the following dates:

Wednesday, March 9, 2022
Wednesday, March 16, 2022

**NOTICE OF PUBLIC HEARING
Town of Windsor Planning Commission**

Please take notice that on *Wednesday, March 23, 2022*, in the Windsor Town Hall, 8 East Windsor Boulevard, at 7:00 p.m., the Planning Commission will consider the following rezoning case:

PUBLIC HEARING: WINDSOR STATION REZONING Case TZ-001-2022: Request by First Dominion Land, Inc., property owners, to rezone 40.028 acres from A-1 to R1/MHP (Mobile Home Park) to create 60 new single family residential lots. The property is located on Shiloh Drive and connects to the existing Holland Meadows Subdivision. The property is identified as Tax Map Number 54-01-094B.

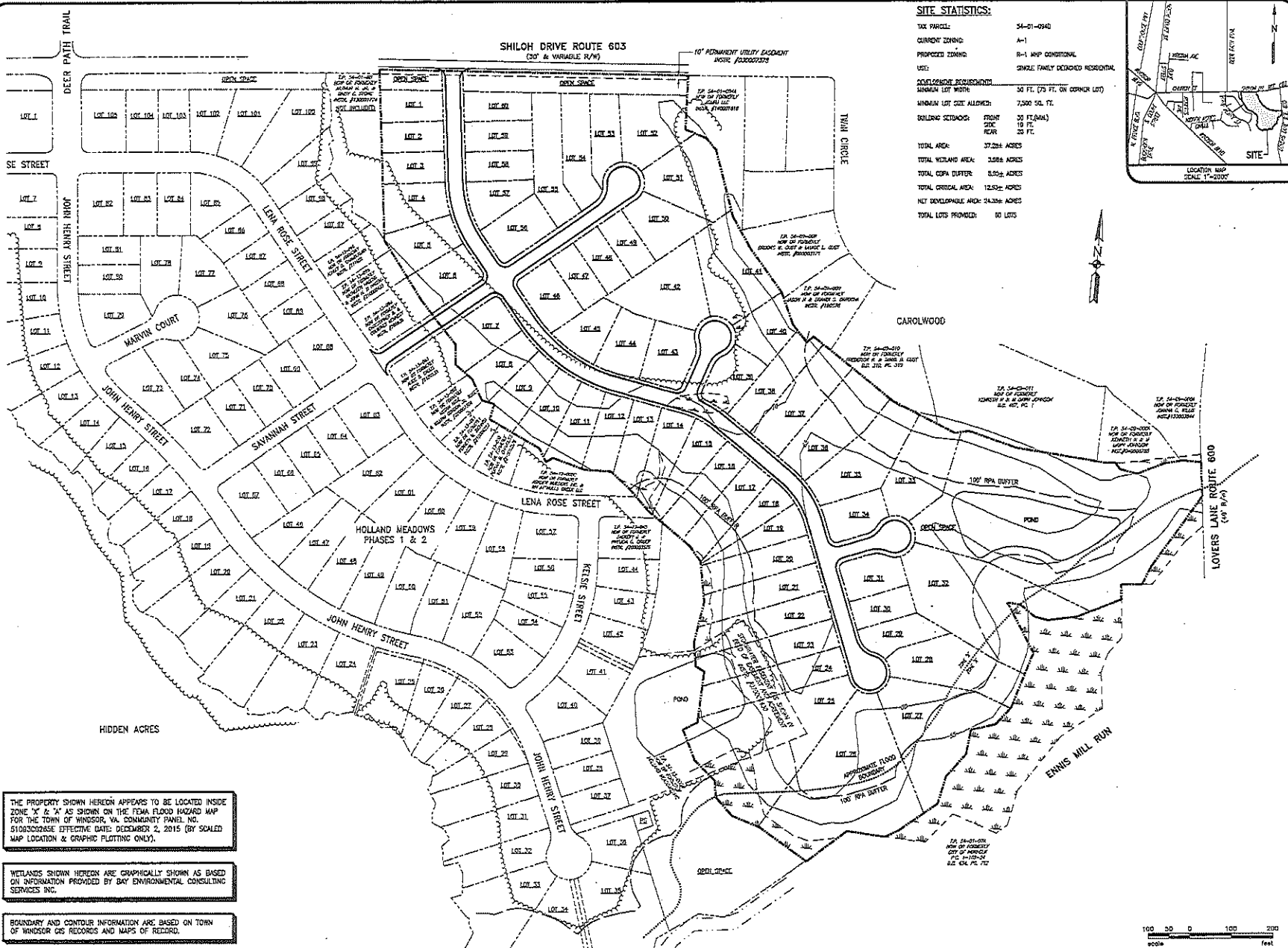
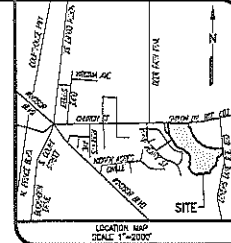
Documents relative to the above case may be examined at the Town of Windsor Town Hall, 8 East Windsor Boulevard, Windsor, VA 23487 - (757) 242-4288. Persons interested in the above case are invited to attend the meeting and express their views.

The public hearing is being held at a facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility should contact the Town of Windsor, 8 East Windsor Boulevard, Windsor, VA 23487.

Maxie Brown, CZA/AICP
Interim Zoning Administrator

SITE STATISTICS:

TAX PARCEL: 54-01-0940
 CURRENT ZONING: A-1
 PROPOSED ZONING: R-1 MAP CONDITIONAL
 USE: SINGLE FAMILY DETACHED RESIDENTIAL
 DEVELOPMENT REQUIREMENTS:
 MINIMUM LOT WIDTH: 50 FT. (75 FT. ON CORNER LOT)
 MINIMUM LOT SIZE ALLOWED: 7,500 SQ. FT.
 BUILDING SETBACKS: FRONT 35 FT.(MIN.)
 SIDE 10 FT.
 REAR 20 FT.
 TOTAL AREA: 37.284 ACRES
 TOTAL WETLAND AREA: 3.088 ACRES
 TOTAL OPEN DIFFER: 0.552 ACRES
 TOTAL CROPPAL AREA: 12.524 ACRES
 NET DEVELOPABLE AREA: 24.336 ACRES
 TOTAL LOTS PROVIDED: 90 LOTS



THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED INSIDE ZONE "X" & "A" AS SHOWN ON THE FEMA FLOOD HAZARD MAP FOR THE TOWN OF WINDSOR, VA. COUNTY PANEL NO. 5100320245E EFFECTIVE DATE: DECEMBER 2, 2015 (BY SCALED MAP LOCATION & GRAPHIC PLOTTING ONLY).

WETLANDS SHOWN HEREON ARE GRAPHICALLY SHOWN AS BASED ON INFORMATION PROVIDED BY BAY ENVIRONMENTAL CONSULTING SERVICES INC.

BOUNDARY AND CONTOUR INFORMATION ARE BASED ON TOWN OF WINDSOR GIS RECORDS AND MAPS OF RECORD.

PARRISH LAYNE DESIGN GROUP
 Engineers-Surveyors-Planners
 P.O. Box 9164, Chesapeake, VA 23061
 Phone 757.686.5245 Fax 757.686.5245

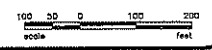
REV	DATE	REVISIONS
1	3/17/21	ISSUED INTERIM EXHIBIT/PROCESSE

CONCEPT PLAN
 WINDSOR STATION
 WEST TOWN OF WINDSOR, VA
 T.P. 54-01-0940
 TOWN OF WINDSOR, VIRGINIA

DRAWN:	DHW
DESIGN:	
CHECKED:	BE
DATE:	4/15/21
SCALE:	1"=100'

APPROVAL DATE:

C-1
 SHEET: 1 of 1
 5336.1-21



Town of Windsor

Memorandum

March 23, 2022

TO: Planning Commission
FROM: William G. Saunders, IV, Town Manager WGS IV
SUBJECT: Town of Windsor 2023-2027 Capital Improvement Plan

Background

As you are aware, the Planning Commission typically reviews the annual update to the Town's Capital Improvement Plan (CIP) and makes a recommendation to the Town Council in that regard. The enclosed draft CIP covers the Town's General Fund and Water Fund separately.

Specifics

There are several differences between the draft 2023-2027 CIP versus the adopted 2022-2026 CIP, changes of note include:

General Fund

- Removal of Town Center Roof Replacement
- Addition of backhoe replacement (Proffer funds proposed)
- Addition of Stormwater Project Funds (American Rescue Plan Act Funds proposed)

Water Fund

- Addition of fire hydrant installation to several water main projects
- Prioritization of several water main replacement and hydrant installation projects changes

Enclosures

Adopted 2022-2026 Capital Improvement Plan
Draft 2023-2027 Capital Improvement Plan

Recommended Action

For your consideration and recommendation

**Capital Improvement Plan
FY 2022-2026**

General Fund (Adopted 06/08/2021)	FY22	FY23 <i>Proposed</i>	FY24 <i>Proposed</i>	FY25 <i>Proposed</i>	FY26 <i>Proposed</i>	General Fund FY22	State Federal Funds	Other Sources	Fund Balance FY22	Five-year Total
General Operations										
Town Center/Future Development & Space Needs	\$ -	\$ 100,000	\$ 50,000	\$ 50,000	\$ 100,000					\$ 300,000
Town Center Roof Replacement	\$ 320,000								\$ 320,000	\$ 320,000
Town Center Roof Debt Service	\$ 36,000	\$ 36,000	\$ 36,000	\$ 36,000					\$ 36,000	\$ 144,000
Town Center Window Replacement			\$ 50,000	\$ 50,000						\$ 100,000
IT Upgrades	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000				\$ 25,000
										\$ 889,000
Planning										
GIS System Improvements	\$ 5,000	\$ 5,000				\$ 5,000				\$ 10,000
Comprehensive Plan Update	\$ 25,000	\$ 50,000							\$ 25,000	\$ 75,000
										\$ 85,000
Police										
Outfitted Police Vehicles	\$ 45,000	\$ 45,000	\$ 65,000	\$ 65,000	\$ 45,000				\$ 45,000	\$ 265,000
Police Technology	\$ 10,000	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,000			\$ 7,000	\$ 35,000
Body Worn Camera Replacement	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250		\$ 5,250				\$ 21,000
										\$ 321,000
Public Works										
Street lighting extension in new areas		\$ 5,000		\$ 5,000						\$ 10,000
Sidewalk Construction	\$ 10,000	\$ 20,000	\$ 60,000	\$ 60,000	\$ 60,000				\$ 10,000	\$ 210,000
										\$ 220,000
Cemetery										
Construction of Cemetery Parking Lot					\$ 35,000					\$ 35,000
										\$ 35,000
Total	\$ 461,250	\$ 281,250	\$ 276,250	\$ 281,250	\$ 250,000	\$ 18,250	\$ -	\$ -	\$ 443,000	\$ 1,550,000

**Capital Improvement Plan
FY 2022-2026**

Water Fund (Adopted 06/08/2021)	FY22	FY23 <i>Proposed</i>	FY24 <i>Proposed</i>	FY25 <i>Proposed</i>	FY26 <i>Proposed</i>	Water Fund FY22	Fund Balance FY22	Other Sources	Five-year Total
Water Meter Replacement	\$ 25,000	\$ 25,000	\$ 25,000	\$ 30,000	\$ 30,000	\$25,000			\$ 135,000
Water Main / Service Line Replacement	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$10,000			\$ 50,000
Install 3000 l.f. of 8" water main on Route 460 from the Burger King to the Town Limits					\$ 200,000	\$ -			\$ 200,000
Upgrade 4" water main on Holland Lane install fire hydrants, and relocate water meters				\$ 100,000		\$ -			\$ 100,000
Upgrade and extend 4" water mains on Taylor Avenue install fire hydrants, and relocate from under Farm Bureau Building				\$ 100,000		\$ -			\$ 100,000
Upgrade water mains on Duke St. from 4" to 8" lines; Upgrade water mains on Virginia Ave. from 4" to 8" and relocate water meters.	\$620,000						\$620,000		\$620,000
Install 8" water main on Route 460 from new main to Watson Avenue, upgrade and extend water mains and install fire hydrants on Watson Avenue			\$ 200,000			\$ -			\$ 200,000
Relocate 2" Water Main under Windsor Supply, extend 8" Line on Route 460 from the Rescue Squad to B Avenue		\$ 250,000				\$ -			\$ 250,000
Update Water Mapping and Masterplanning					\$ 25,000	\$ -			\$ 25,000
Total	\$ 655,000	\$ 285,000	\$ 235,000	\$ 240,000	\$ 235,000	\$ 35,000	\$620,000	\$ -	\$ 1,680,000

**Capital Improvement Plan
FY 2023-2027**

General Fund (Draft)	FY23	FY24 <i>Proposed</i>	FY25 <i>Proposed</i>	FY26 <i>Proposed</i>	FY27 <i>Proposed</i>	General Fund FY23	State Federal Funds	Fund Balance FY23	Other Sources FY23	Five-year Total
General Operations										
Future Development & Space Needs	\$ 100,000	\$ 50,000	\$ 50,000	\$100,000	\$100,000	\$ 100,000				\$ 400,000
Town Center Roof Debt Service	\$ 36,000	\$ 36,000	\$ 36,000			\$ 36,000				\$ 108,000
Town Center Window Replacement		\$ 50,000	\$ 50,000							\$ 100,000
IT Upgrades	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000				\$ 25,000
										\$ 633,000
Planning										
GIS System Improvements	\$ 5,000	\$ 5,000				\$ 5,000				\$ 10,000
Comprehensive Plan Update	\$ 25,000	\$ 50,000					\$25,000			\$ 75,000
										\$ 85,000
Police										
Outfitted Police Vehicles	\$ 45,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 45,000				\$ 245,000
Police Technology	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 3,000	\$ 7,000			\$ 30,000
Body Worn Camera Replacement	\$ 5,250	\$ 5,250	\$ 5,250			\$ 5,250				\$ 15,750
										\$ 290,750
Public Works										
Street lighting extension in new areas			\$ 5,000		\$ 5,000					\$ 10,000
Sidewalk Construction	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000				\$ 75,000
Backhoe	\$ 100,000								\$ 100,000	\$ 100,000
Stormwater Projects	\$ 50,000						\$50,000			\$ 50,000
										\$ 235,000
Cemetery										
Construction of Cemetery Parking Lot					\$ 35,000					\$ 35,000
										\$ 35,000
Total	\$ 396,250	\$271,250	\$221,250	\$175,000	\$215,000	\$ 214,250	\$82,000	\$ -	\$ 100,000	\$1,278,750

**Capital Improvement Plan
FY 2023-2027**

Water Fund (Draft)	FY23	FY24 <i>Proposed</i>	FY25 <i>Proposed</i>	FY26 <i>Proposed</i>	FY27 <i>Proposed</i>	Water Fund FY23	Fund Balance FY23	Other Sources FY23	Five-year Total
Water Meter Replacement	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000		\$25,000			\$ 100,000
Water Main / Service Line Replacement	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$10,000			\$ 50,000
Install 3000 l.f. of 8" water main and fire hydrants on Route 460 from the Burger King to the Town Limits					\$ 400,000				\$ 400,000
Upgrade 4" water main on Holland Lane install fire hydrants, and relocate water meters	\$ 12,500		\$ 100,000					\$ 12,500	\$ 112,500
Upgrade and extend 4" water mains on Taylor Avenue install fire hydrants, and relocate from under Farm Bureau Building	\$ 12,500		\$ 100,000					\$ 12,500	\$ 112,500
Upgrade water mains on Duke St. from 4" to 8" lines; Upgrade water mains on Virginia Ave. from 4" to 8" and relocate water meters.	\$ 750,000							\$750,000	\$750,000
Install 8" water main on Route 460 from new main to Watson Avenue, upgrade and extend water mains and install fire hydrants on Watson Avenue		\$ 12,500		\$ 250,000					\$ 262,500
Relocate 2" Water Main under Windsor Supply, extend 8" Line on Route 460 from the Rescue Squad to B Avenue and install fire hydrants.	\$ 25,000	\$ 500,000						\$ 25,000	\$ 525,000
Update Water Mapping and Masterplanning					\$ 25,000				\$ 25,000
Total	\$ 835,000	\$ 547,500	\$ 235,000	\$ 285,000	\$ 435,000	\$ 35,000	\$ -	\$800,000	\$2,337,500