


Town of Windsor

Memorandum

TO: The Honorable Mayor and Members of Town Council
FROM: James Randolph, Planning & Zoning Administrator 
SUBJECT: Rezoning Application, Windsor Economic Development Authority
DATE: June 13, 2023

The Planning Commission met on May 24, 2023 and held a public hearing to consider a request for a change of zoning classification from C-B-1, Conditional General Business to B-1, General Business. The purpose of the application is to remove the proffers (conditional zoning) associated with the parcels. There are (3) proffers associated with the conditional zoning.

In 2004, American Fidelity Insurance Agency submitted an application to rezone these parcels to Conditional B-1, Conditional General Business. A list of proffers (conditions) was voluntarily submitted by the applicant. The proffers include:

- 1) Development of the subject property shall be in substantial conformity with the general site plan and the architectural elevations submitted with this application.
- 2) Developer shall extend water and sewer lines to the subject property at the Developer's expense.
- 3) Lighting for the site shall be directed inward with minimal overlap onto adjacent properties. Standard sized light poles shall be used in the retail shopping center area and all out-parcels. Lighting shall be uniform in color for the project and shall utilize direct cutoff lights on 30 foot poles.

The Town Council held a public hearing on July 13, 2004 and voted to approve the zoning map amendment to Conditional B-1.

The EDA has now applied to remove the proffered conditions in order to be able to market the properties without the aforementioned conditions. They have a potential client interested and have submitted a conceptual plan as part of their application. Information or questions about the proposed development of these sites should be directed to the applicant (EDA).

Commissioner Dale Scott provided information to the Planning Commission about the proposed development of these properties. After discussing the matter, the Planning Commission voted 4-0, to recommend approval of the application to the Town Council.

TOWN OF WINDSOR

P.O. Box 307
8 E. Windsor Blvd.
Windsor, VA 23487

Department of
Planning & Zoning
757-242-4288



PLANNING & ZONING REPORT

Application: Request for a change of zoning classification from C-B-1, Conditional General Business to B-1, General Business. The purpose of the application is to remove the proffers (conditional zoning) associated with the parcels. There are (3) proffers associated with the conditional zoning. Please see the Overview/History section and Attachments for further detail.

Property Owner: Town of Windsor Economic Development Authority (EDA)

Property Location: Windsor Boulevard, approximately 900' west from intersection of US258/US460

Tax Parcel Numbers: 54B-04-(1 through 19), South-side of Windsor Blvd.
54B-04-(21,22,23), North-side of Windsor Blvd.

General Information:

Acreage: Parcels 54B-04-(1 through 19): 5.144 acres
Parcels 54B-04-(21,22,23): 2.845
Total application acreage: 7.989

Current Zoning: Conditional General Business, C-B-1
Current Use: The subject parcels are currently vacant and undeveloped.

Proposed Zoning: B-1, General Business
Proposed Use: The EDA is currently discussing with a prospective client a plan to develop a potential business with an emphasis on agriculture and agricultural products.

Comprehensive Plan: Commercial

Adjacent Properties: Adjacent properties consist of agricultural land to the west, a single family detached dwelling to east (for the north-side parcels), and agriculture and a restaurant business (for the south-side parcels). The railroad is located just to the south of these parcels.

Site Characteristics: The parcels on the south-side of Rt. 460 are generally flat with a few trees scattered in the center of the property and have 980' of frontage along Windsor Blvd. The parcels on the north-side are generally flat with the back half of the parcels wooded and have 638' of frontage along Windsor Blvd.

Environmental: There are wetlands located at the very back of the parcels on the north-side of Windsor Blvd. along the existing run and old run. The conceptual proposal submitted by the applicant would focus primarily on the parcels on the south-side of Windsor Blvd. Therefore, there are no anticipated environmental impacts.

Historical/Cultural: No significant aspects noted at this time.

Transportation: There is currently one existing entrance of approximately 20' width serving the property on the south-side of Windsor Blvd., and no entrance for the property on the north-side of Windsor Blvd. Any proposed access to either property would be subject to review and approval by the Virginia Dept. of Transportation during any site plan review submitted to the Town of Windsor.

Utilities: There are no water or sewer utilities serving these properties. An old septic system that served a mobile home is shown on the survey plat, however its condition is unknown and therefore should not be considered adequate for any proposed use. Utilities, if provided, would be a private well and private on-site septic system subject to Health Department standards. Electric service is available to the properties through Dominion Energy.

Economic: The properties are currently vacant. The parcels are not currently on the tax rolls, as they are owned by a governmental entity. Should a sale of the properties occur, the new owner would be subject to Isle of Wight County and Town of Windsor real estate taxes and other applicable taxes.

History and Overview:

These parcels, both the south-side and north-side, were under the zoning jurisdiction of Isle of Wight County prior to the annexation agreement and were zoned RAC, Rural Agricultural Conservation. After annexation by the Town of Windsor, they were given a reciprocal zoning classification of A1, Agricultural.

In 2004, American Fidelity Insurance Agency submitted an application to rezone these parcels to Conditional B-1, Conditional General Business. A list of proffers (conditions) was voluntarily submitted by the applicant. The proffers include:

- 1) Development of the subject property shall be in substantial conformity with the general site plan and the architectural elevations submitted with this application.
- 2) Developer shall extend water and sewer lines to the subject property at the Developer's expense.
- 3) Lighting for the site shall be directed inward with minimal overlap onto adjacent properties. Standard sized light poles shall be used in the retail shopping center area and all out-parcels. Lighting shall be uniform in color for the project and shall utilize direct cutoff lights on 30 foot poles.

The Planning Commission held a public hearing on the application on May 26, 2004. The Planning Commission recommended approval of the conditional zoning application. The Town Council held a public hearing on July 13, 2004 and voted to approve the zoning map amendment to Conditional B-1.

On March 31, 2011 the properties were transferred to Dorothy I LLC. On December 30, 2014 the properties were transferred to FB Properties of VA LLC (Farmers Bank). On November 12, 2015 the properties were transferred to the Town of Windsor. The Windsor Economic Development Authority (EDA) is currently marketing the subject properties. However, the conditional zoning adopted in 2004 remains with the properties until such time the Town Council takes affirmative action to change the zoning classification. Any, and all owners of the properties would be required to incorporate these proffers in any development proposal submitted to the Town for approval. Staff attended the EDA meeting of August 1, 2022 and provided information about the conditional zoning associated with the properties and the process by which the proffers could be removed or modified.

The EDA has now applied to remove the proffered conditions in order to be able to market the properties without the aforementioned conditions. They have a potential client interested and have submitted a conceptual plan as part of their application. Information or questions about the proposed development of these sites should be directed to the applicant (EDA).

Staff Conclusions:

Strength:

The application to change the zoning classification to B-1, General Business remains consistent with the Comprehensive Plan which designates these properties as commercial.

Because the comprehensive plan's standards are wide ranging but explicit, it should be the principal guide to the Planning Commission's discussions and actions concerning land use management and development, particularly zoning amendments. The Commission, however, should also look beyond the plan and consider whether proposed developments or requests for amendments to zoning or other ordinances, even if consistent with the plan, advance the best interests of public health, safety, and general welfare.

Weakness:

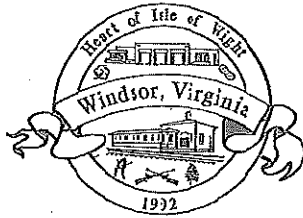
The request to remove the proffers (conditional zoning), specifically proffer #2, "Developer shall extend water and sewer lines to the subject property at the Developer's expense", may result in more limited possibilities for development of the properties. There are no items listed in the Capital Improvement Plans (CIP) of either the Town of Windsor or Isle of Wight County to extend utilities to these properties. Therefore, unless a developer extends utilities at their expense, it is unlikely that any utility extensions will occur in the next 5 years.

Attachments:

- Application for a change in zoning classification with conceptual plan
- Plat of the properties
- Notice of public hearing
- Original Proffer letter and site plan

TOWN OF WINDSOR

Zoning Map Amendment



Established 1902

Planning and Zoning
Administrator
(757)242-4288

Property Owner(s) WINDSOR EDA Owners Ph.# 757-242-4288

Owners Mailing Address P.O. Box 307 WINDSOR VA 23487

Applicant (if different from Owner) _____ Ph# _____

E-Mail _____

Agent-Correspondence should be sent to MISCHELLE GOOSMAN

Address/location of Subject Property WINDSOR BLVD

54B-04 (1-19)

GENERAL BUSINESS

CONDITIONAL

Tax Map Number 54B-04-(21-23) Proposed Zoning District B1 Present Zoning District C-B1

GENERAL BUSINESS

North: 2.845

NORTH - 635' +/-

Parcel Size South: 5.144 Street Frontage SOUTH 986' +/-

7.989
TOTAL

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

Purpose of this Zoning Map

Amendment REMOVE CONDITIONAL ZONING (PROFFERS) FROM EXISTING ZONING
(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? SEE ATTACHED CONCEPTUAL PLAN

Number of Parking Spaces Required and how many are being provided? N/A

Are there Chesapeake Bay Resource Protection Areas on the property? No

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

(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)? PRIVATE WELL + SEPTIC IF NECESSARY

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

NORTH- Zoning A1

Use(s) AGRICULTURE

SOUTH- Zoning A1

Use(s) AGRICULTURE

EAST- Zoning A1, R1, B1

Use(s) AGRICULTURE, RESIDENTIAL, BUSINESS

WEST- Zoning A1

Use(s) AGRICULTURE

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 ANYOTHER AUTHORIZED GOVERNMENT AGENCY TO ENTER THE PROPERTY AND MAKE SUCH INVESTIGATIONS AS THEY DEEM NECESSARY TO EVALUATE THE REQUEST.

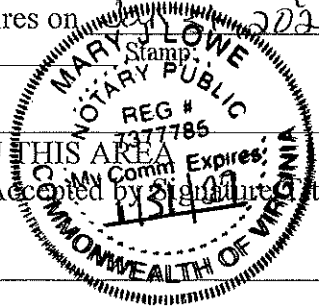
Name Mischelle L. Goodman

(Print) Chairman, Town of Windsor EDA Signature (Applicant)
(owner / contract purchaser / authorized agent – please circle one) Date

NOTARY: COUNTY OF Isle of Wight STATE OF Virginia

Subscribed and sworn to me on the 1 day of May, of the year 2023. My Commission expires on 11/30/2027. Notary Public Signature:

Mary G. Lowe



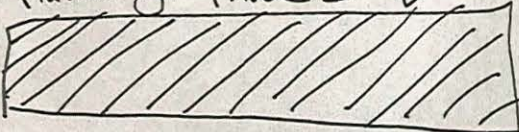
STAFF USE ONLY- DO NOT WRITE IN THIS AREA
Fee Paid _____ Date _____ Accepted by Signature _____ Title _____

Comments _____

IMG_4532.jpg

4/3/23, 1:56 PM

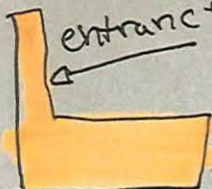
Planting Phase 1



lawn/picnic tables



shop



entrance

Parking

Planting Phase 2



I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 50303 0100 B, DATED AUG. 19, 1981.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS SUCH A TITLE SEARCH MIGHT DISCLOSE.

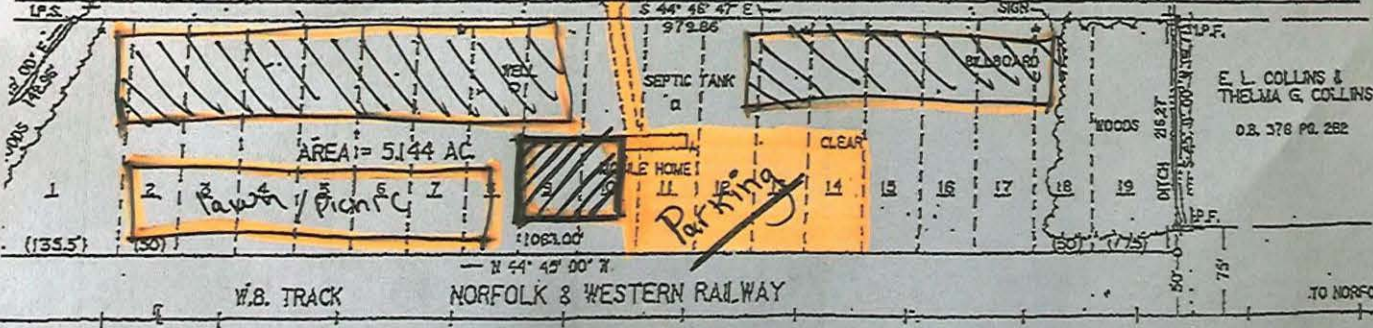
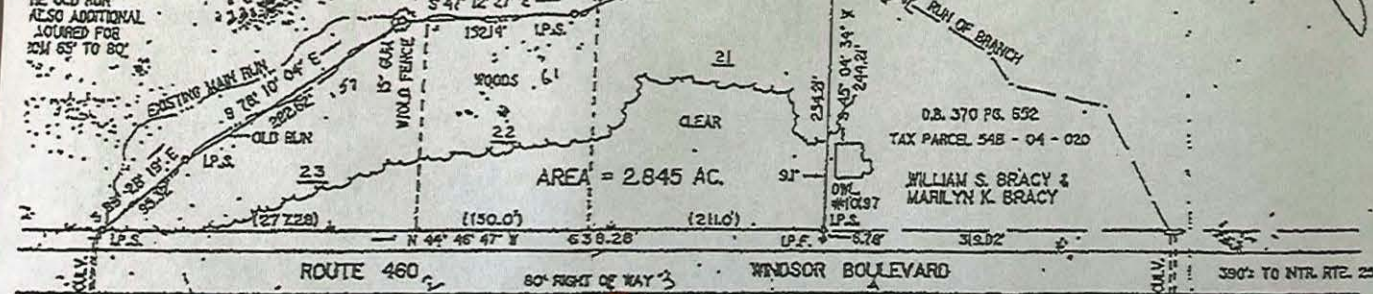
AT OF THE
100'S THE NORTH
THE RUN OF A
THE STREAM
SURVEY WAS
THE LINES
HE OLD RUN
ALSO ADDITIONAL
ACQUIRED FOR
RAN 63 TO 80

TAX PARCEL 51 - 01 - 054
D.B. 108 PG. 37
FRUIT LEATHERS

HERMAN L. & CATHY G. CHANEY
TAX PARCEL 54B - 04 - 019
D.B. 442 PG. 465

WILLIAM S. BRACY &
MARILYN K. BRACY
TAX PARCEL 54B - 04 - 020
D.B. 370 PG. 652

P.B. 1 PG. 90



ERS
SON

I, A DULY LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE

REFERENCE BEING TO NAME COURSE
NOT: 05 11 00 203

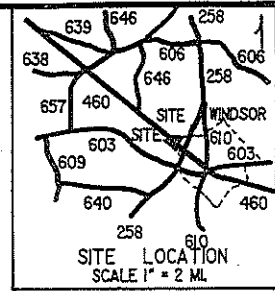


PLAT SHOWING BOUNDARY SURVEY
MERRIMAC I
LOCATED ON

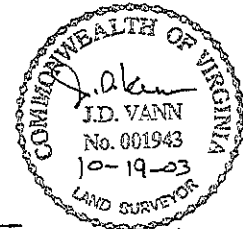
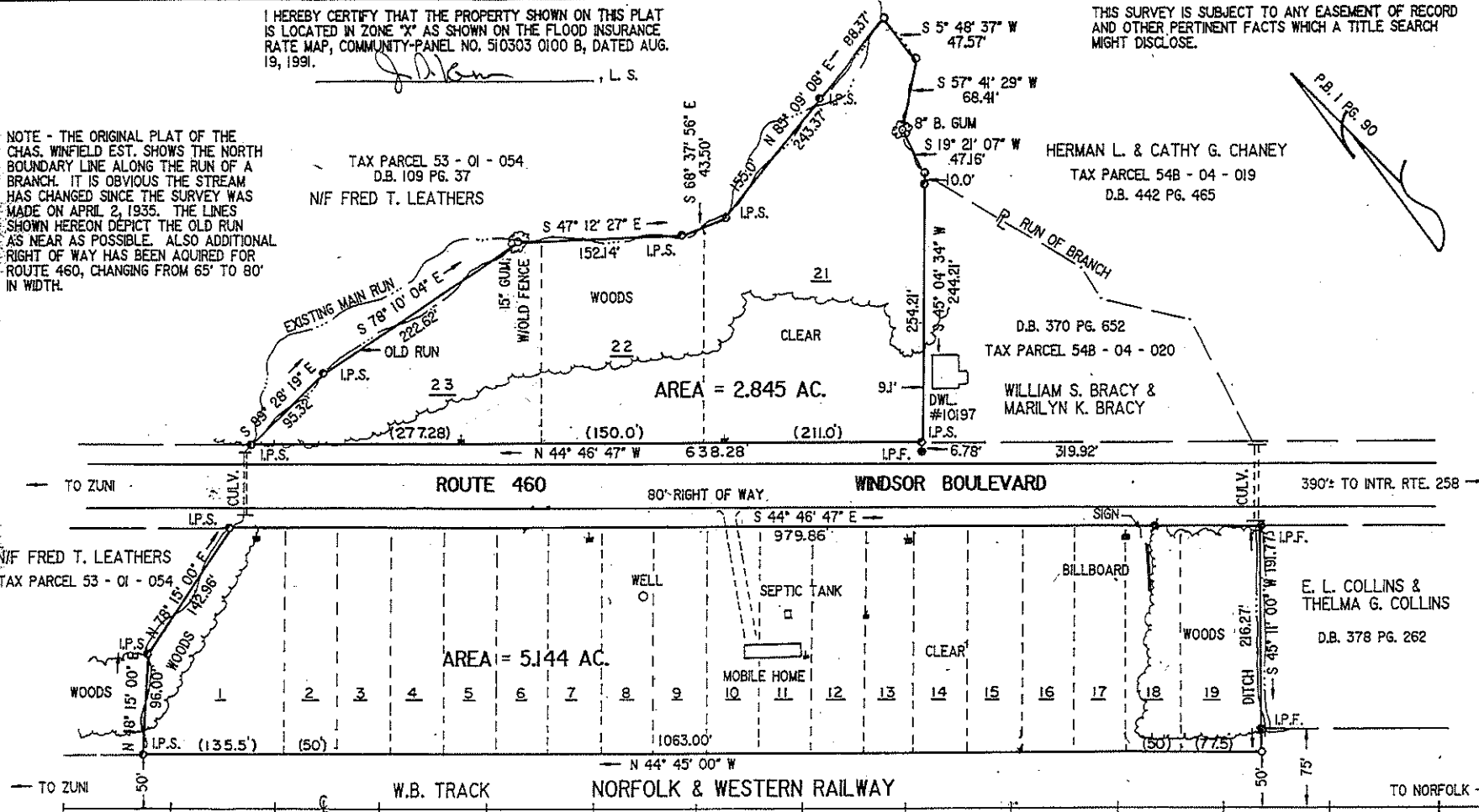
I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 510303 0100 B, DATED AUG. 19, 1991.

J.D. Vann, L.S.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.



NOTE - THE ORIGINAL PLAT OF THE CHAS. WINFIELD EST. SHOWS THE NORTH BOUNDARY LINE ALONG THE RUN OF A BRANCH. IT IS OBVIOUS THE STREAM HAS CHANGED SINCE THE SURVEY WAS MADE ON APRIL 2, 1935. THE LINES SHOWN HEREON DEPICT THE OLD RUN AS NEAR AS POSSIBLE. ALSO ADDITIONAL RIGHT OF WAY HAS BEEN ACQUIRED FOR ROUTE 460, CHANGING FROM 65' TO 80' IN WIDTH.



- 2 DENOTES LOT NUMBERS
- DENOTES LOT LINES
- (50') DENOTES LOT DIMENSION
- - DENOTES IRON PIN FOUND I.P.F.
- - DENOTES IRON PIN SET I.P.S.
- ⚡ - DENOTES POWER POLE

TOTAL AREA = 7.989 ACRES

TAX PARCEL 54B - 04 - 1 THRU 19 & 21, 22 & 23

I, A DULY LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE AS ESTABLISHED BY THE COMMONWEALTH OF VIRGINIA BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

J.D. Vann, L.S.

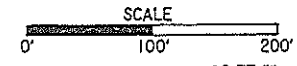
REFERENCE DEEDS TO MAMIE COUNCIL

LOT 1	D.B. III PG. 283
LOTS 2, 3 & 4	D.B. III PG. 280
LOT 5	D.B. III PG. 281
LOTS 6 - 12	D.B. III PG. 246
LOTS 13, 17 & 18	D.B. III PG. 282
LOTS 14, 15 & 16	D.B. III PG. 279
LOTS 21, 22 & 23	D.B. III PG. 474
PLAT CHAS. WINFIELD EST.	P.B. I PG. 90

PLAT SHOWING BOUNDARY SURVEY OF PROPERTY SURVEYED FOR
AMERICAN FIDELITY INSURANCE AGENCY, INC.
 LOCATED ON WINDSOR BOULEVARD
 WEST OF WINDSOR, VIRGINIA
 WINDSOR MAGISTERIAL DISTRICT
 ISLE OF WIGHT COUNTY, VIRGINIA
 SCALE 1" = 100' FEB. 19, 1998 *

REVISED OCT. 19, 2003 (NAME CHANGE IN TITLE)
 * REVISED AUG. 7, 1998 (NAME CHANGE IN TITLE)

WILLIAMS & VANN - LAND SURVEYORS
 1213 CLAY STREET
 FRANKLIN, VIRGINIA 23851



98-37-W BW117-47

PUBLIC NOTICE
Town of Windsor-
Planning Commission

PUBLIC HEARING

The Planning Commission of the Town of Windsor, Virginia will hold a public hearing on Wednesday, May 24, 2023 in the Windsor Town Hall located at 8 East Windsor Blvd., Windsor, Virginia to consider the following:

Beginning at 7:00 p.m.

An application submitted by the Economic Development Authority of the Town of Windsor, owner, for a change in zoning classification from C-B-1, Conditional General Business to B-1, General Business. The application includes Tax Parcels 54B-04-(1 through 19) totaling 5.144 acres and Tax Parcels 54B-04-(21,22,23) totaling 2.845 acres. The parcels are located adjacent to Windsor Boulevard (U.S. Route 460) approximately 900 feet west of the intersection of U.S. Route 258/U.S. Route 460. The purpose of the application is to remove the conditional zoning (proffers) associated with the aforementioned parcels.

Any person desiring to be heard in favor of or in opposition to the application is hereby invited to participate in the public hearing. A copy of the application is on file with Department of Planning & Zoning, 8 East Windsor Blvd., Windsor, Virginia and is available for public review.

Publish: May 10, 2023
May 17, 2023

Miscellaneous Services



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Virginia

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Public Notices

PUBLIC NOTICE

Notice is hereby given that the Isle of Wight County Planning Commission will hold a Public Hearing on Tuesday, May 23, 2023, to consider for recommendation to the Board of Supervisors the following applications:

Application (ZA-4-22) of Corey D. Depaula, property owner, for an amendment to conditional zoning to amend the list of permitted uses to include equipment, sale and rental. The property is in the Conditional-General Commercial Zoning District and is located at 32424 Green Oaks Lane with tax parcel number 69-01-093. The property is currently vacant. Application (ZA-1-23) of 3Bs Land, LLC, property owner, and Steven J. and Kristen M. Lander, applicants, for a change in zoning classification from Rural Agricultural Conservation to Conditional-Suburban Residential to create one single-family residential lot on 1.98 acres which is part of tax parcel number 55-01-010 located on the south side of Shiloh Drive (Rte.603). The current use of the property is agricultural.

Application (CUP-1-23) of Hampton Roads Classical, Inc./P. A. Gist, President, applicant, and Benns St. Luke, LLC, property owner, for a conditional use permit for a primary and secondary educational facility (K-12) on property located at 14353 Benns Churchville Road, identified as tax map parcel 32-01-093 in the Conditional-Suburban Residential zoning district. The application includes a request to extinguish existing conditional use permits for a daycare and a private sports club. The property is currently used for residential uses in addition to the vacant former school building. Ordinance to amend the following sections of Appendix A "Subdivisions," of the Isle of Wight County Code: Clause 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Smithfield Times: May 10 and 17, 2023
HEARING 5/24/23

PUBLIC NOTICE
Notice is hereby given that the Isle of Wight County Board of Supervisors will hold a Public Hearing on Thursday, May 18, 2023, to consider the following Application of Energix, US, applicant, and Everet Properties, Inc., property owner, for approval of a Conditional Use Permit (CUP-7-22) to allow development of a twenty MW utility scale solar energy facility, also known as Prairie Solar, LLC, for a total project area of 152 acres located on tax map parcels 41-

Public Notices

meeting, reasonable accommodations can be made upon request. Please make requests to the Clerk of the Board of Supervisors at least five (5) days in advance of the meeting at (757) 365-6255.

ISLE OF WIGHT COUNTY PLANNING COMMISSION
By: Amanda Landrus, Secretary

Smithfield Times: May 10 and 17, 2023
HEARING 5/23/23

PUBLIC NOTICE
Notice is hereby given that the Isle of Wight County Board of Supervisors will hold a Public Hearing on Thursday, May 18, 2023, pursuant to Section 15.2-2507 of the Code of Virginia, 1950, as amended, to consider a proposed budget amendment which exceeds one percent of the total expenditures shown in Item 1 of FY22-23 Budget. Specifically, the budget amendment proposes to appropriate \$2,450,000 from Proffers, Bond Funds, School and Contractor Contribution, and Fund Balance to be allocated to the School Construction line item. Any person desiring to be heard in favor of, in opposition to, or to express his or her views with respect to said ordinance amendment may appear before and be heard by said Board of Supervisors during the Public Hearing to be held at the Robert C. Claud, Sr. Board Room on the second floor of the Community Development Building, 17130 Monument Circle, Isle of Wight County, Virginia 23397. The public meeting is scheduled to start at 6:00 p.m.

The County of Isle of Wight is in compliance with the Americans with Disabilities Act of 1990 and Title VI of the Civil Rights Act of 1964. If you will require an accommodation or sign language interpreter to participate in the meeting, reasonable accommodations can be made upon request. Please make requests to the Clerk of the Board of Supervisors at least five (5) days in advance of the meeting at (757) 365-6255.

A copy of the proposed ordinance is on file in the Office of the County Administrator, Isle of Wight County Courthouse, Isle of Wight County, Virginia 23397, and is available for public examination.

Any person desiring to be heard in favor of, in opposition to, or to express his or her views with respect to said ordinance amendment may appear before and be heard by said Board of Supervisors during the Public Hearing to be held in the Robert C. Claud, Sr. Board Room on the second floor of the Community Development Building, 17130 Monument Circle, Isle of Wight County, Virginia 23397. The public meeting shall begin at 6:00 p.m.

The County of Isle of Wight is in compliance with the Americans with Disabilities Act of 1990 and Title VI of the Civil Rights Act of 1964. If you will require an accommodation or sign language interpreter to participate in the meeting, reasonable accommodations can be made upon request. Please make requests to the Clerk of the Board of Supervisors at least five (5) days in advance of the meeting at (757) 365-6255.

Public Notices

PUBLIC NOTICE

ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS
Smithfield Times: May 10, 2023
BUDGET AMENDMENT

Town of Windsor-Planning Commission

PUBLIC HEARING
The Planning Commission of the Town of Windsor, Virginia will hold a public hearing on Wednesday, May 24, 2023 in the Windsor Town Hall located at 8 East Windsor Blvd., Windsor, Virginia to consider the following:
Beginning at 7:00 p.m.
An application submitted by the Economic Development Authority of the Town of Windsor, owner, for a change in zoning classification from C-B-1, Conditional General Business to B-1, General Business. The application includes Tax Parcels 54B-04 (1 through 19) totaling 5,144 acres and Tax Parcels 54B-04-(21,22,23) totaling 2,848 acres. The parcels are located adjacent to Windsor Boulevard (U.S. Route 460) approximately 800 feet west of the intersection of U.S. Route 258/U.S. Route 460. The purpose of the application is to remove the conditional zoning (proffers) associated with the aforementioned parcels.

Any person desiring to be heard in favor of or in opposition to the application is hereby invited to participate in the public hearing. A copy of the application is on file with Department of Planning & Zoning, 8 East Windsor Blvd., Windsor, Virginia and is available for public review.

Smithfield Times: May 10 and 17, 2023
HEARING 5/24/23

PUBLIC NOTICE
Notice is hereby given that the Isle of Wight County Board of Supervisors will hold a Public Hearing on Thursday, May 18, 2023, to consider the following Application of Energix, US, applicant, and Everet Properties, Inc., property owner, for approval of a Conditional Use Permit (CUP-7-22) to allow development of a twenty MW utility scale solar energy facility, also known as Prairie Solar, LLC, for a total project area of 152 acres located on tax map parcels 41-

Public Notices

commodation or sign language interpreter to participate in the meeting, reasonable accommodations can be made upon request. Please make requests to the Clerk of the Board of Supervisors at least five (5) days in advance of the meeting at (757) 365-6255.

ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS

Smithfield Times: May 3 and 10, 2023
HEARING/ENERGIX

PUBLIC NOTICE
Notice is hereby given pursuant to Sections 15.2-4270(F) of the Code of Virginia, (1950, as amended) that the Isle of Wight County Board of Supervisors will hold a Public Hearing on Thursday, June 1, 2023 to consider an ordinance to set and impose tax levies for Fiscal Year July 1, 2023 to June 30, 2024.

The proposed ordinance would set the following tax rates for the next fiscal year:

- 1) \$0.73 per one hundred dollars of assessed valuation of taxable real estate and all real and personal property of public service corporations;
- 2) \$1.95 per one hundred dollars of assessed valuation on machinery and tools used in mining, quarrying, processing and reprocessing businesses;
- 3) \$1.00 per one hundred dollars of assessed valuation of boats, watercraft and aircraft;
- 4) \$0.32 per one hundred dollars of assessed valuation on watercraft, including vessels and ships, weighing five tons or more, excluding privately owned pleasure boats and watercraft used for recreational purposes only; and
- 5) \$0.12 per one percent (1%) on gross receipts of public service corporations.

A copy of the proposed ordinance is on file in the Office of the County Administrator, Isle of Wight County Courthouse, Isle of Wight County, Virginia 23397, and is available for public examination.

Public Notices

PUBLIC NOTICE

ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS
Smithfield Times: May 10 and 17, 2023
TAX HEARING

PUBLIC NOTICE
Notice is hereby given that Richard T. Goodman (VMRC #2023-0277) is requesting a permit from the Virginia Marine Resources Commission to install a 36-foot by 31-foot dual slip boathouse roof to existing piling adjacent to 23217 Oyster Creek situated along Brewers Creek in Isle of Wight County. You may provide comments on this application (VMRC #2023-0277) at https://webapps.mrc.virginia.gov/public/habitat/comments/. We will accept comments by the USPS provided they are received within 15 days of this notice to: Marine Resources Commission, Habitat Management Division, 380 Fenwick Road, Bligg 96, Hampton, VA 23651.

Public Notices

PUBLIC NOTICE

Notice is hereby given that Madeline Fowlkes (VMRC #2023-0850) is requesting a permit from the Virginia Marine Resources Commission to add

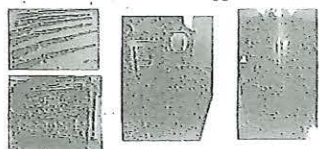
PUBLIC NOTICE
Notice is hereby given that Madeline Fowlkes (VMRC #2023-0850) is requesting a permit from the Virginia Marine Resources Commission to add

AUCTION

ESTATE SALE
May 13, 2023
1472 Colonial Trail East
Surry, VA. 23883

Antique riffles, coins, furniture, automobiles and more.

Tools, fishing gear, plumbing supplies, lawn mowers, electrical supplies.



For more information & pictures go to our website at roger@rogermillerauctions.com or Auction Zip and Auction Look

Roger Miller
AUCTIONS & APPRAISALS
P. O. Box 481, Surry, VA. 23883
757-784-2326 VAL#1832

Would you like to remember a loved one who has passed or to let everyone know how much you appreciate their support during the passing of a loved.

Place your In Memoriam or Card of Thanks

Statement of Proffered Conditions\

Planning Commission and
Town Council of
The Town of Windsor
P.O. Box 307
Windsor, VA 23487

RE: The application of Regency Development Corp., owner, for a change in zoning classification of certain parcels on Windsor Blvd. Tax Map Nos. 54B-04-1 thru 19

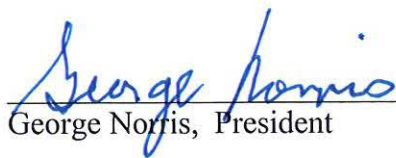
Dear Members of the Planning Commission and Town Council:

The purpose of this application is for a change in zoning classification for certain parcels on the South side of Windsor Blvd. being Tax Map parcels 54B-04-1 thru 19 in the Town of Windsor. In particular the applicant requests a change in zoning classification for these Tax Map Parcels as specified on the application, containing approximately 5.144 acres, more or less (the "Property"). The zoning classification of the Property shall be changed from A-1 Agricultural to Conditional B-1 Business. The applicant for rezoning does hereby proffer the following conditions:

1. Development of the subject property shall be in substantial conformity with the general site plan and the architectural elevations submitted with this application.
2. Developer shall extend water and sewer lines to the subject property at the Developer's expense.
3. Lighting for the site shall be directed inward with minimal overlap onto adjacent properties. Standard sized light poles shall be used in the retail shopping center area and all out-parcels. Lighting shall be uniform in color for the project and shall utilized direct cutoff lights on 30 foot poles.

Respectfully submitted:

AMERICAN FIDELITY INSURANCE AGENCY, INC.


George Norris, President

Statement of Proffered Conditions

Planning Commission and
Town Council of
The Town of Windsor
P.O. Box 307
Windsor, VA 23487

RE: The application of Regency Development Corp., owner, for a change in zoning classification of certain parcels on Windsor Blvd. Tax Map Nos. 54B-04-21, 22 & 23

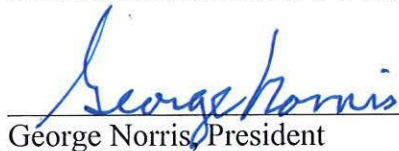
Dear Members of the Planning Commission and Town Council:

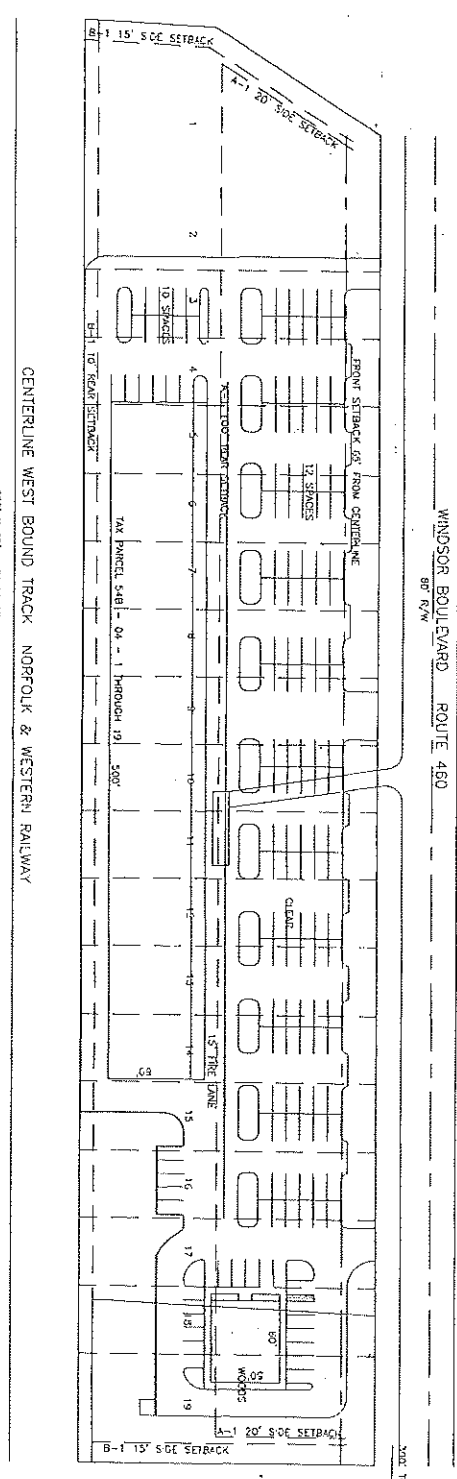
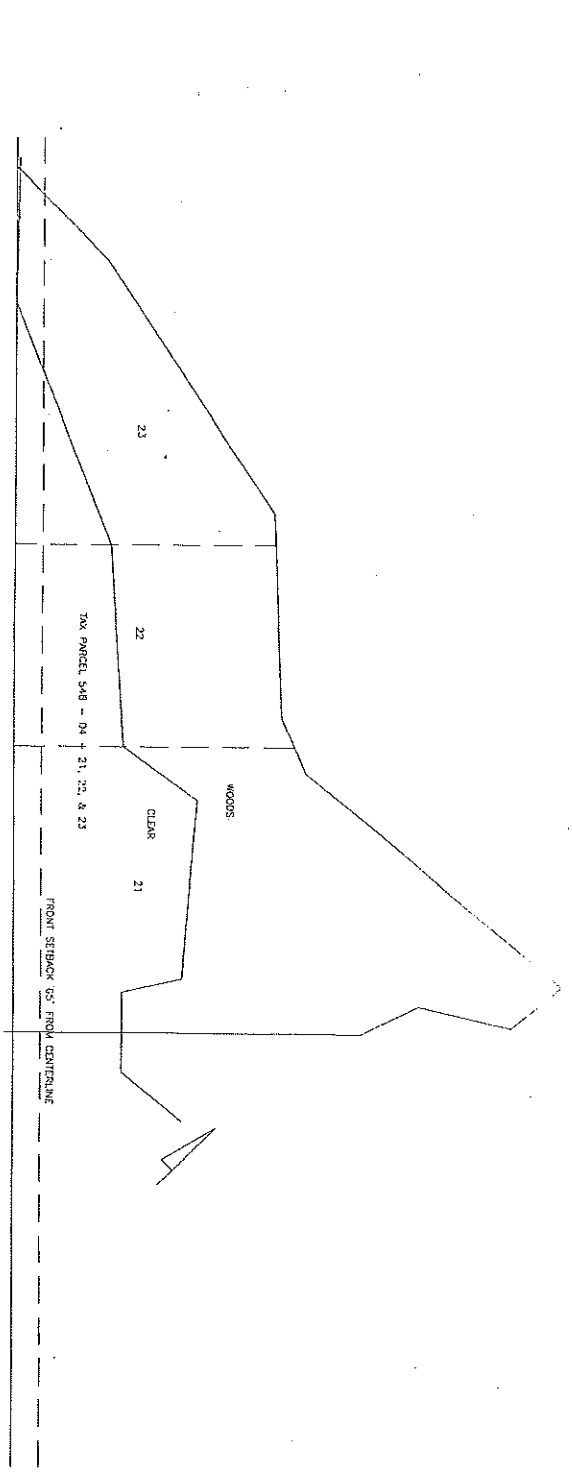
The purpose of this application is for a change in zoning classification for certain parcels on the North side of Windsor Blvd. being Tax Map parcels 54B-04-21, 22 & 23 in the Town of Windsor. In particular the applicant requests a change in zoning classification for these Tax Map Parcels as specified on the application, containing approximately 2.845 acres, more or less (the "Property"). The zoning classification of the Property shall be changed from A-1 Agricultural to Conditional B-1 Business. The applicant for rezoning does hereby proffer the following conditions:

1. Development of the subject property shall be in substantial conformity with the general site plan and the architectural elevations submitted for review and approval of the Town of Windsor at a later date.
2. Developer shall extend water and sewer lines to the subject property at the Developer's expense.
3. Lighting for the site shall be directed inward with minimal overlap onto adjacent properties. Standard sized light poles shall be used in the retail shopping center area and all out-parcels. Lighting shall be uniform in color for the project and shall utilized direct cutoff lights on 30 foot poles.

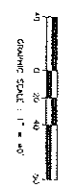
Respectfully submitted:

AMERICAN FIDELITY INSURANCE AGENCY, INC.


George Norris, President



500' X 65' = 32,500 SF
 PARKING PROVIDED 150 SPACES
 PARKING PROVIDED 153 SPACES
 TOTAL SITE AREA 229,067 SF 5.1439 AC
 TOTAL IMPROVED AREA 142,664 SF 3.25



PRELIMINARY SITE PLAN
 FOR
 NAME
 ROUTE 460 WINDSOR BLVD.
 ISLE OF WIGHT COUNTY, VIRGINIA



Commonwealth Engineering Group, Ltd.
 CIVIL ENGINEERS - PLANNERS
 5609 HANSEWOOD PARKWAY
 POST OFFICE BOX 5359
 SUFFOLK, VIRGINIA 23435
 757-535-1160 FAX 757-535-1007

DATE	REVISION DESCR. PT.

DRAWN: M.W.C.
 DESIGNED: K.M.W.
 SCALE: 1" = 40'
 DATE: 02-12-04
 SHEET: 4
 OF 3
 CDD 04-10