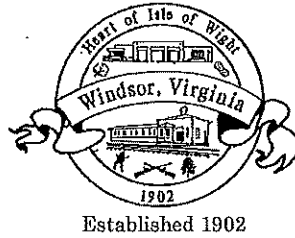


# TOWN OF WINDSOR

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

Department of  
Planning & Zoning  
757-242-4288



## Planning & Zoning Report

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**Date:** September 12, 2023

Below is a brief summary of the highlights for planning and zoning activities for the month of August 2023.

An application submitted to Isle of Wight County for a Comprehensive Plan Amendment and rezoning for the Tidewater Logistics Center was forwarded to the Town for review and comment. The Town of Windsor Planning Commission reviewed this application at their meeting on August 23, 2023. After discussing the matter, the Windsor Planning Commission directed staff to summarize the comments and forward a letter to Isle of Wight County. A copy of this letter along with a site exhibit is attached.

The Hampton Roads Planning District Commission (HRPDC) hosted the monthly meeting of the regional planning directors. The Hampton Roads Long-Term Energy Roadmap was presented. The primary purpose of this roadmap is to ensure the region can control its energy future with an accessible and reliable energy supply.

Staff reviewed a preliminary subdivision plat for The Town of Windsor Economic Development Authority (EDA). The EDA currently owns 19 parcels on the south side of Windsor Blvd., and 3 parcels on the north side of Windsor Blvd. This plat will vacate the interior lot lines, creating one parcel on each side. This plat is being finalized as the EDA moves forward with the sale of these properties.

A zoning permit for renovations to the former Costa de Sol Mexican restaurant was issued. A perspective new owner is intending to re-open the restaurant., although no date has been finalized.

<b>July 2023</b>	
Zoning Permits issued:	7
Notice of Violations:	1
Violations resolved:	1
Signs Removed- R/O/W:	4

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Established 1902

August 31, 2023

Isle of Wight County Planning Commission  
17140 Monument Circle  
Isle of Wight, Virginia 23397

**RE: Application for an amendment to the Comprehensive Plan  
Application for a change in zoning classification  
Meridian Property Purchaser LLC, Tidewater Logistics Center  
Parcels 54-01-086J, 54-02-086B, 55-01-013**

Dear Isle of Wight County Planning Commission:

The Isle of Wight County Planning Department recently referred the above referenced applications to our attention for review and comment. As these applications border the corporate limits of the Town of Windsor and will have substantial impacts upon the Town, we are appreciative of the opportunity to review these proposals.

The Windsor Planning Commission reviewed these applications at their meeting on August 23<sup>rd</sup> and asked that I summarize their discussions and forward these comments to your attention. We understand our comments are advisory in nature, however, we ask that the County Planning Commission give due consideration to the highlights that emerged from our review.

### **Comprehensive Plan Amendment Application**

The Isle of Wight County Comprehensive Plan was adopted in January 2020. This plan identifies the above referenced parcels as Mixed Use. According to the plan, Mixed Use designations will provide for housing, mixed with office, commercial and other uses. The Mixed Use (MU) land use consists of one or multiple detached or attached single family homes, multi-plex and apartment style housing options, along with office or commercial uses. As such, this designation is more compatible with the established neighborhoods along Lover's Lane, Hazelwood Drive and Keaton Avenue, all located in the Town of Windsor.

We understand that the Comprehensive Plan is not an ordinance, but rather a guide for future land use decisions. This plan is enacted through changes to zoning classifications and applying specific regulations. However, to request an amendment to the County Comprehensive Plan to Planned Industrial seems to negate the considerable efforts that went into developing the plan.

Records indicate that Parcel 54-01-086J is currently owned by the Industrial Authority of Isle of Wight County (IDA). The question arises as to why the IDA did not advocate for a future land use designation of Planned Industrial during this Comprehensive Plan development, as the IDA has owned the property since 2008. To amend the Comprehensive Plan to a Planned Industrial designation appears to negate sound planning principles especially as they relate to nearby existing residential uses. Planned Industrial areas should be as they state, "planned". In this particular application, it appears that this concept is not being followed. The Mixed Use (MU) designation is more appropriate for this specific location.

### Zoning Amendment Applications

This zoning application raises a multitude of effects for the Town of Windsor and Isle of Wight County. Please keep in mind, residents of the Town are also residents of the County. Some of the impacts associated with this application may provide benefits to the Town and County and also produce negative effects. As with any application of this size and scope, careful review and/or modifications should be considered. As this proposal will be located in close proximity to established neighborhoods, specific considerations should be addressed. This application provides many more questions than answers.

#### Proximity to Residential Uses:

Is there adequate buffering with earthen berms and landscaping?

The site exhibit does not show any proposed lighting. Any lighting near the residences should be limited or prohibited to avoid unnecessary impacts.

The location of stormwater retention basins should away from residential uses and adequate aeration provided to prevent stagnation and mosquitoes.

Increased buffering should be considered to reduce adverse noise impacts given the potential for 24/7 operations of such warehousing facilities, including diesel trucks idling, loading and unloading activities, and backup chimes on vehicles.

#### Infrastructure Improvements:

This application intends to utilize a sewer pumping station. However, this station is located too close to the existing residential uses. No amount of buffering will prevent the undesirable odors from infiltrating these neighborhoods. The pumping station should be relocated away from the residences. While we appreciate the County studying the nearby areas for the potential future expansion of sewer services, the proposed location of this pump station should be revisited.

#### Transportation:

After reviewing the Traffic Impact Analysis (TIA) for this application, it was noted there is a glaring omission. Most of the intersections along Windsor Boulevard were studied for possible impacts, however, the intersection of Windsor Boulevard and Lovers Lane was not included. This is the intersection closest to the traffic signal at Dominion Way/Windsor Blvd., the primary entrance and exit for the site. Additionally, the application includes adding a 200' turn lane with a 200' taper eastbound on Windsor Blvd. This turn lane and taper will be very close to the intersection of Windsor Blvd. and Lovers Lane. Undoubtedly, this will be a friction point and lead to increased accidents, injuries and possible fatalities. A study of this intersection should be provided and in coordination with VDOT, possible mitigation strategies suggested and enacted.

The application will provide substantial impacts to Windsor Blvd., especially through the corporate limits of the Town of Windsor. Improvements to the existing intersections throughout the Town should be studied with positive enhancements suggested to improve the flow of traffic, including synchronizing the existing signals.

**Public Safety:**

The Isle of Wight Sheriff's Office maintains law enforcement responsibility throughout the County and performs a commendable job with the limited resources they have. Through a mutual aid agreement, the Windsor Police Department also responds to multiple 911 dispatches that fall within the County yet are in close proximity, including the Shirley T. Holland Intermodal Park. This site would also fall within the mutual aid area. With the proposed number of employees, truck freight and other uses intended for this site, this will only add to the number of calls that the Windsor Police Department will respond to. Consideration should be given to establishing revenue sharing protocols to reimburse the Town for services provided.

The Windsor Volunteer Fire Department serves the central area of Isle of Wight County. The department relies on volunteers to ensure adequate response to incidents both near and far. The Town of Windsor is very proud of the dedicated service of these volunteers. While we understand that the Windsor Fire Department falls under the purview of Isle of Wight County Emergency Services, we are fortunate to have the station within the Town limits.

With a proposal of this size and scope, there will be additional calls for service from the Windsor Fire Department. In reviewing the Isle of Wight County Capital Improvement Plan (CIP), there appears to be limited capital investment in the fire department for the next 5 years. Phased investments primarily consist of replacing station equipment. With the existing industrial development in the Shirley T. Holland Intermodal Park and with this proposed application, due consideration should be given to begin the process of updating the CIP to include providing the Windsor Fire Department with a ladder truck. Additionally, preliminary design work should be included for the replacement of the Windsor Fire Station. Isle of Wight County owns the corner parcel at Hidden Acres Circle/Windsor Boulevard (next to the existing fire station). This would be an ideal site for a new fire station.

The Windsor Rescue Squad serves the central area of Isle of Wight County and provides excellent service. They also fall under the purview of Emergency Services. Consideration should be given to amending the CIP to provide the resources and space they will need to provide the level of service expected, now and in the future. Long term planning will allow the Rescue squad to relocate to the existing fire station, once a new fire station is constructed.

**Proffers:**

We have reviewed the proffer statement submitted by the applicant. A brief synopsis provides that the applicant will only proffer the improvements that they will be required to do, including the transportation improvements. If industrial development really pays for the services they require including law enforcement, fire protection, and rescue squad calls, why is there such limited funding in the CIP for investments in these vital agencies? This application and its proffers should involve a more robust effort to address the public safety funding inadequacies.

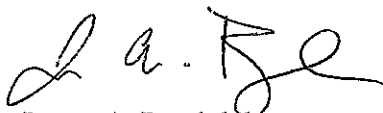
Environmental:

The application proposes impacts to the 100' wetland Resource Protection Area (RPA) buffers in several locations. In reviewing the proposed site layout associated with this application, it appears that revising the layout would alleviate or remove these encroachments. Additionally, County ordinances and regulations limit maximum site coverage to a specific percentage. Questions arose during our review as to what areas this would be applicable to; will all the undevelopable wetlands be considered in deriving this maximum lot coverage percentage? It appears that the site layout may be in conflict with County ordinances.

In conclusion, the Town of Windsor Planning Commission thanks you for the opportunity to review these applications. Careful consideration should be given to any Comprehensive Plan amendment in order to maintain the integrity and usefulness of the plan. This site adjoins an established neighborhood; therefore the proposed site layout can and should be modified to limit any and all impacts to these residences. An adequate transportation study should be performed to reduce potential friction points and to provide for safe traveling for all who pass through the Town and County. The proffers suggested should be revisited to ensure that all development, including industrial, provides its fair share to the public safety services they require.

As always, we look forward to assisting the Isle of Wight County Planning Commission make sound recommendations that reflect our commitments to serving the public. Should you have any questions or need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. A. Randolph', written in a cursive style.

James A. Randolph  
Planning & Zoning Administrator

Cc: Town of Windsor Planning Commission



SCALE 1" = 160'  
 0 80 160 320

ADB | DESIGN SERVICES

TMG

TIDEWATER LOGISTICS CENTER  
 ISLE OF WIGHT COUNTY, VA  
 07/14/2023

**ARCO**  
 DESIGN/BUILD