Local Roots, Global Reach

ISLE OF WIGHT COUNTY PLANNING COMMISSION
2025 ANNUAL REPORT

ADOPTED BY THE
ISLE OF WIGHT COUNTY PLANNING COMMISSION
FEBRUARY 24, 2026

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

CHAIRMAN'S MESSAGE

To Members of the Board of Supervisors and Citizens of the County of Isle of Wight, Virginia:

This is the annual report of the Planning Commission for the year 2025. The report provides information for the residents of the County and any other interested readers.

In 2025, the County experienced steady growth almost consistent with the average growth per year from 2020 – 2024. The Planning Commission has attempted to be as proactive as possible to relate to the issues of growth throughout the County, attempting to following the objectives of the Comprehensive Plan; "Envisioning the Isle."

In 2025, the Planning Commission along with citizens from the County worked on the five year review of the Comprehensive Plan which will be forwarded to the Board of Supervisor's for their approval. The County experienced a major development in the construction and completion of the new Riverside hospital. This facility will be an asset for not only residents of the County, but our surrounding neighbors as well. This project will help to expand the commercial tax base and employment opportunities for citizens in the health care industry.

Along with the Riverside project, the County approved the development of a new industrial project in the Windsor district. The project is designed for light manufacturing and warehouse uses. This project is intended to accommodate multiple tenants, offering flexible space for distribution, assembly, and related operations, and is expected to generate new jobs and long-term tax revenue once fully built out and occupied.

This past year, the Planning Commission has worked on what is known as the Rushmere Village Master Plan. The Plan will seek to revitalize this community and attract new development to the area. Together, with efforts aimed to expand the County's overall character, this will play a major role in its improvement.

In 2025, we did research on what may be potential projects seeking to come into the County. We looked at "Battery Energy Storage Systems" along with "Data Centers." These are future developments that the County may have to prepare for in the very near future. Having background research can better prepare us for days ahead. So, as our County continues to grow in residents, housing, manufacturing and technology, we seek to be proactive and not reactive.

For 2026, we welcome back to the Commission our former member Thomas Distefano of District 2. We look forward continuing to function as an advisory body to the Board of Supervisors, playing a vital role in the County's development review process.

Bobby A. Bowser, Chairman

2025 ISLE OF WIGHT PLANNING COMMISSION

Bobby Bowser, Chair	District 3
Matt Smith, Vice- Chair	District 1
Raynard Gibbs	District 1
Brian Shotwell	District 2
Thomas Distefano	District 2
James Ford	District 3
George Rawls	District 4
Keith Johnson	District 4
Jennifer Boykin	District 5
Brian Carroll	District 5

Robert W. Jones, Jr., County Attorney
Amanda Landrus, Secretary

ISLE OF WIGHT COUNTY PLANNING AND ZONING STAFF

Amy M. Ring, AICP	Community Development Director
Shaunee A. Beussink	Environmental Planner
Trenton Blowe	Planner III
Sandy Robinson	Planner II
Caleb Kitchen	Planner II
Cordell Asbenson	Planner I
Rachel Bass	Zoning Coordinator
Katie Marshall	Codes Enforcement Officer
Amanda Landrus	Planning Services Coordinator

OVERVIEW

The role of the Planning Commission outlined in Section 15.2-2200 of the Code of Virginia (1950, as amended) is to improve the public health, safety, convenience and welfare of the County's citizens through the development and implementation of long-range plans to ensure for adequate transportation, utility, health, housing, educational, economic development, and recreational facilities and to ensure future growth is consonant with the efficient and economical use of public funds. The Planning Commission utilizes the County's Comprehensive Plan as a guide to review current and long-range planning applications to ensure future development proceeds in an orderly and efficient manner.

In furtherance of this effort, the Planning Commission conducted a total of eleven regular meetings, four worksessions, and one special called annual retreat meeting during the 2025 calendar year. The Commission took action on a total of 27 items to include:

- 7 Rezoning requests;
- 4 Comprehensive Plan Amendments;
- 5 Conditional use permit requests;
- 8 Waiver and Exception Requests;
- 2 Zoning Ordinance amendments; and
- The 2024 Planning Commission Annual Report.

The total number of items considered by Planning Commission in 2025 decreased from the total number of items in 2024 by nine. The highest number of applications by type in 2025 consisted of waiver and exception requests followed by rezoning requests. The majority of the rezoning applications sought to create new residential development, whereas two of the applications were for new commercial or industrial uses. Four of the conditional use permit requests sought to allow new nonresidential uses while the remaining application sought to allow two shipping containers on a residential property. For the exception and waiver applications, there were three Chesapeake Bay Preservation Area Ordinance exception requests, three waiver requests to provisions of the subdivision ordinance, one height exception request for a residential fence, and one request for an exception to the sign ordinance requirements. The Planning Commission did approve two amendments to the County's Future Recommended Land Use Plan in the Comprehensive Plan from mixed use to planned industrial for the proposed Tidewater Logistics Center and another from Rural Agricultural Conservation to General Commercial for Connor's Country Store.

The Planning Commission recommended approval for 24 out of the 27 applications for which they took action in 2025 and tabled consideration for the three remaining items. The Planning Commission did ultimately recommend approval of two of the three continued items at their January 27, 2026, meeting. The Planning Commission did not recommend denial of any of their items in 2025. Of the items considered by the Board of Supervisors as of December 31, 2025, the Board also voted for approval 100% of the time.

A series of summary tables are included with this report, including a list of the Commission members' districts, appointment date, and attendance record as well as a record of the Commission's decisions by application type and a comparison table of the number of applications by year.

MEMBERSHIP UPDATE

The Commission continues to reflect a balanced representation of the citizenry of Isle of Wight County with specific interests in rural, agricultural, and historic preservation; environmental protection; community values, quality of life; economic development; and overall land use planning standards that promote balanced growth, community character and enhanced design. The Planning Commission membership is made up of two members appointed by the Board of Supervisors from each of the County's five election districts.

The longest serving members on the Commission are James Ford (District 3), appointed in October 2009 and Brian Carroll (District 5), appointed in March 2014. Mr. Bobby Bowser of District 3served as Chairman in 2025, while Matt Smith of District 1 served as Vice-Chairman. Cynthia Taylor of District 2, originally appointed in March 2014, retired following the expiration of her term at the end of February 2025.

BY-LAW AMENDMENTS AND PROCEDURAL CHANGES

The Planning Commission did not amend its by-laws during 2025.

LONG RANGE PLANNING PROJECTS

2025 has been a productive year for planning in Isle of Wight County. The following is list of planning activity highlights:

- The Planning Commission completed its five year review of the 2020 Comprehensive Plan with the assistance of the members of the stakeholder working group in accordance with Section 15.2-2230 of the Code of Virginia which stipulates that at least once every five years, the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan. The Planning Commission held a public hearing on the proposed revisions on November 18, 2025, and after further consideration, recommended approval of the draft document to the Board of Supervisors at their January 27, 2026, regular meeting.
- The Planning Commission completed a Growth Rate Scenario study in May 2025 performed by the nationally renowned consulting firm, TischlerBise. The study was later revised to include the latest information from the Public Schools Student Generation Study in October 2025.
- The Planning Commission completed its development of a draft Battery Energy Storage System ordinance and voted to hold a public hearing on the draft at their February 24, 2026, regular meeting.

- The Planning Commission completed the development of the Rushmere Village Master Plan and held a public hearing on the Plan at their November 18, 2025, regular meeting.
- The Planning Commission voted to recommend approval of the Plan to the Board of Supervisors at their January 27, 2026, regular meeting.
- The Planning Commission traveled for a tour of the Dry Bridge Battery Energy Storage Facility in Chesterfield County followed by a review of application issues with Chesterfield County staff for their 2025 Annual Retreat on October 30, 2025.
- Planning Commission recommended approval of revisions to the County's Floodplain Management Overlay District Ordinance in preparation for the implementation of the new Flood Insurance Rate Maps effective January 9, 2026. The ordinance revisions reflect new requirements and will further protect personal and property safety from flood damage.

DEVELOPMENT ACTIVITY

Notable development activity in 2025 includes the following projects:

- The County's first hospital, Riverside Hospital, held a grand opening in December 2025.
- Go (formerly Rio) Carwash Club received its certificate of occupancy;
- 24/7, a 75,000 SF indoor storage facility, received its certificate of occupancy;
- Route 460 Commerce Center completed construction and received its certificate of occupancy;
- Dollar Tree completed construction and received its certificate of occupancy; and
- McDonalds at the Nest received final site plan approval.

GOALS FOR 2026

While the number of applications fluctuates from year to year, the Commission remains guided by the enduring mission to preserve and enhance the County's high quality of life. As we look ahead, we will continue to focus on fostering a balanced mix of agricultural, residential, commercial, and industrial development; conserving the County's natural, cultural, and historic resources; and ensuring the capacity of infrastructure keeps pace with growth. The Commission's work depends on the dedication of Community Development staff, the commitment of citizen volunteers, and the active engagement of residents who participate in the public process. The Commission also renews its commitment in 2026 to provide comprehensive, objective and thorough reviews on plans, ordinances, and applications prior to making a recommendation to the Board of Supervisors.

Adopted this 24th day of February 2026.

Robert A. Bousa

Chairman, Isle of Wight County
Planning Commission

Attest: Amanda Landrus

Amanda Landrus, Secretary

Planning Commission Actions Summary Tables

ZONING DISTRICTS LEGEND

RAC-Rural Agricultural Conservation
RR-Rural Residential
VC-Village Center
NC-Neighborhood Conservation
SE-Suburban Estate
SR-Suburban Residential
UR-Urban Residential
LC-Limited Commercial
GC-General Commercial
LI-Limited Industrial
GI-General Industrial
GIC-General Industrial Conservation
PD-R-Planned Development Residential
PD-MH-Planned Development Manufactured Home Park
PD-CP-Planned Development Commercial Park
PD-MX-Planned Development Mixed-Use
PD-IP-Planned Development Industrial Park
HCO-Highway Corridor Overlay
NDSO-Newport Development Service Overlay
HO-Historic Overlay
FPMO-Flood Plain Management Overlay

REZONINGS (7)							
Application	**Tax PIN Application Number**	**Election District/ Location**	**Owner/Applicant**	**Acreage**	**Application Description**	**Recommendation/Action/Vote/Date PC**	**BOS**
	54-01-086B 54-01-086J 55-01-013	D4	Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC, property owners, and Meridian Property Purchaser	154.34	Change in zoning district from RAC to C-RAC and C-LI, to establish the uses of Custom Manufacturing, Industry Type 1, Warehousing and distribution, Industry Type 2 by conditional use permit, and Reconstructed Wetland along with a Community Park	Recommended Approval (4-3-1) January 28, 2025	Approved (3-2) March 20, 2025
REZN-24-14	46-01-035A	D5	Williams Timberlands, LLC	5	Change in zoning classification from RAC to Conditional Rural Residential of five acres with a proffered condition for no further subdivision of the new lot	Recommend Approval (8-0) March 25, 2025	Approval (5-0) April 17, 2025
REZN-24-11 Bridge Point Commons	34-01-050 34-01-050D	D4	Charles S. Brown, Jr. Properties, LLC, and Main Development, LLC, property owners, and Allied Properties	43	Change the zoning district from Conditional Urban Residential and Conditional General Commercial to Conditional Planned Development-Mixed Use for 147 attached single family homes and 1.5 acres of commercial development	Tabled (7-0) April 22, 2025 Recommend Approval (6-3) May 27, 2025	Tabled July 10, 2025 Tabled (90 days) November 20, 2025
REZN-24-9	34-01-117	D4	W.B. Owen and Nell C. Owen, Co-Trustees of the W. Bernard Owen Revocable Trust and Barger Family Trust, property owners, and GBK Builders, Inc., applicant	12.5 2.7	Change the zoning district from RAC to CPDM of approximately 12.5 acres with tax map number 34-01-for 35 single family detached condominiums and approximately 2.7 acres of general commercial use	Tabled (9-0) July 22, 2025 Recommended Approval (7-1) October 28, 2025	Tabled (5-0) November 20, 2025

REZN-25-5	70-01-023	D5	Michael W. and Susan Griffin	2	Change in zoning classification from Rural Agricultural Conservation to Conditional Rural Residential of two acres with a proffer for no subdivision of the parcel	Recommend Approval (9-0) August 26, 2025	Approved (5-0) September 18, 2025
REZN-25-8	19-01-009		Jeffrey and Melanie Seward	2.5	Change in zoning district from Rural Agricultural Conservation to Conditional Rural Residential to create a single family residential lot	Recommend Approval (9-0) August 26, 2025	Approved (5-0) September 18, 2025
REZN-25-6	09-01-015 09-01-015B	D5	Backyard Motor Real Estate LLC	2.5	Change in zoning district from Rural Agricultural Conservation to Conditional-General Commercial in order to establish minor motor vehicle repair service and outdoor motor vehicle storage uses on the properties	Recommended Approval (8-0) October 28, 2025	Approved (5-0) November 20, 2025

CONDITIONAL USE PERMITS (5)							
Application	**Tax PIN Application Number**	**Election District/ Location**	**Owner/Applicant**	**Acreage**	**Application Description**	**Recommendation/Action/Vote/Date PC**	**BOS**
CSUP-24-2 Oak Level Acres Event Center	30-01-045B	D4	Joshua Mathias Oak Level Acres, LLC	7	Conditional use permit to establish an event center use	Recommend Approval (8-0) January 28, 2025	Approved (5-0) March 20, 2025
CSUP-24-5 Communication Tower Use	06-01-043	D3	Pyramid Network Services, Elizabeth Chabot, Joseph T. Epps Jr., and Deborah Dashiell	1	Conditional use permit to establish a communication tower use	Recommend Approval (8-0) March 25, 2025	Approved (5-0) May 15, 2025
CSUP-25-1 Riverside Elevated Water Storage Tank	32-01-068A	D3	Isle of Wight County Public Utilities and Benns Church Properties	1.3	Conditional use permit to construct a major utility consisting of a water tower thirty feet above the prescribed height limit	Recommended Approval (7-0) April 22, 2025	Approved (5-0) May 15, 2025
CSUP-25-2 Courthouse Highway Solar	39-01-017	D3	Michael Doggett	18	Extending the validity of the conditional use permit from two years to four years	Recommended Approval (6-3) June 24, 2025	Approved (3-1) August 21, 2025
CSUP-25-3	41-01-037	D4	Robert Weeks	4.3	Locate two shipping containers on property	Recommended Approval (9-0) September 23, 2025	Approved (5-0) October 16, 2025App

COMPREHENSIVE PLAN AMENDMENTS (4)							
Application	**Tax PIN Application Number**	**Election District/ Location**	**Owner/Applicant**	**Acreage**	**Application Description**	**Recommendation/Action/Vote/Date PC**	**BOS**
COMP-24-2 Tidewater Logistics	54-01-086J 55-01-013	D4	Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC, property owners, and Meridian Property Purchaser	154.34	Amend the Comprehensive Plan designation from Mixed Use to Planned Industrial	Recommended Approval (4-3-1) January 28, 2025	Approved (3-2) March 20,2025
COMP-25-2 Conner's Store	09-01-015 09-01-015B	D5	Backyard Motor Real Estate LLC	2.5	Comprehensive Plan Amendment to amend the future land use designation from Rural Agricultural Conservation to Business and Employment	Recommended Approval (8-0) October 28, 2025	Approved (5-0) November 20, 2025
Five Year Review					Updated population figures, growth projections, public facility and service conditions. The results of this review did not include changes to the Future Recommended Land Use Plan, Themes, Policies or Action Steps. The five-year review is not the same as a major update which usually occurs every ten to twenty years and creates a new Plan.	Tabled November 18, 2025	
Rushmere Village Master Plan					The Plan includes new development design criteria that celebrates and reflects historical development patterns as well as design preferences identified in the community visual preference survey and public input meetings.	Tabled November 18, 2025	

EXEMPTIONS, WAIVERS, EXCEPTIONS (8)

Application	Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date PC	 BOS
EXC-24-2 Chesapeake Bay Preservation Area Exception Request	34A-01-F006 34A-01-F005	D2	Jeffrey H. and Paula J. Bolt Bryan W. and Amanda L. Boyes		Unauthorized retaining wall with fill in the fifty-foot seaward RPA buffer and a shed replacement	Recommend Approval (8-0) January 28, 2025	Approved (5-0) March 20, 2025
EXC-24-6 Subdivision Ordinance Exception Request	70-01-020	D5	Paula Thompson and Samuel Gough		Waiver to allow two family member subdivisions on a private ingress/egress easement not built to public standards which serves more than two lots.	Recommend Approval (7-0) February 25, 2025	Approved (5-0) March 20, 2025
EXC-24-3 Chesapeake Bay Preservation Area Exception Request	43A-08-059	D4	Jeffrey and Christina Baker		Unauthorized retaining wall, patio, and a shed in the fifty-foot landward RPA buffer	Tabled March 25, 2025	
EXC-25-1 Go Car Wash Sign Exception	34-01-070F	D2	Realty Income Properties 9 LLC and Superior Signs		Sign Exception Request for signs installed at GO Car Wash as shown on the Sign Design Schematic dated July 11, 2023	Recommended Approval (7-0) April 22, 2025	Approved (5-0) May 15, 2025
EXC-25-2 Classic Collision Auto Subdivision Waiver	33-01-166A	D2	William Riddick, and Star Caviar, LLC,		Waiver to allow for subdivision of the existing parcel which would result in the creation of a non-conforming parcel that does not meet bulk regulation requirements in the Limited Industrial (LI) zoning district	Recommended Approval (7-0) May 27, 2025	Approved (3-2) June 5, 2025
EXC-25-5 Zoning Ordinance Exception	19-08-001	D3	Theodore Stowe		Exception to construct an eight-foot-tall polypropylene netting fence around the single-family dwelling, and a ten-foot-tall gate for the entrance to the property. The current use for the property is residential.	Recommend Approval (9-0) July 22, 2025	Approved (5-0) August 21, 2025

EXC-25-4 Chesapeake Bay Preservation Area Exception Request	23-01-010		Anthony D. and Linda M. Kearney		Exception to construct a residential addition to be located in the seaward and landward portion of the Resource Protection Area buffer	Recommend Approval (9-0) August 26, 2025	Approved (5-0) September 18, 2025
EXC-25-7 Subdivision Ordinance Waiver	49-04-009A		Amy Carlesi		Waiver to create a family member subdivision lot on a private easement that currently serves fourteen existing lots	Recommended Approval (8-0) October 28, 2025	Approved (5-0) November 20, 2025

ZONING ORDINANCE AMENDMENTS (2)		
Application Description	**Recommendation/Action/Vote/Date**	
	PC	**BOS**
Revisions to the Industrial Use and Utility Cabinet Zoning Ordinance Setback Requirements	Recommend Approval (5-2-1) March 25, 2025	
The Federal Emergency Management Agency (FEMA) revised a series of Flood Insurance Rate Maps (FIRM) which will change the flood zone district designation for some areas of the County. The effective date of the new maps is January 9, 2026. In addition to the map changes, the County is required to revise its existing Floodplain Management Overlay (FPMO) district to reflect any new federal and state requirements.	Recommend Approval (8-0) October 28, 2025	Approved (5-0) November 20, 2025

SUBDIVISION ORDINANCE AMENDMENTS (0)		
Application Description	**Recommendation/Action/Vote/Date**	
	PC	**BOS**

PLANNING COMMISSION ANNUAL REPORT		
Application Description	**Recommendation/Action/Vote/Date**	
	PC	**BOS**
2024 Planning Commission Annual Report	Approved February 25, 2025	Informational / No Action Required

2025 ISLE OF WIGHT COUNTY PLANNING COMMISSIONERS			
NAME	**DISTRICT**	**APPOINTED**	**TERM EXPIRES**
Bobby Bowser, Chairman	District 3	April 20, 2017	February 2028
Thomas Distefano, Vice-Chair	District 2	February 21, 2019	February 2027
Brian Carroll	District 5	March 20, 2014	February 2026
Jennifer Boykin	District 5	February 15, 2018	February 2027
James Ford	District 3	October 15, 2009	February 2028
George Rawls	District 4	August 16, 2018	February 2027
Raynard Gibbs	District 1	September 1, 2022	February 2027
Matthew Smith, Vice-Chair	District 1	September 1, 2022	February 2028
Keith Johnson	District 4	March 20, 2025	February 2028
Brian Shotwell	District 2	May 15, 2025	February 2027
Cynthia Taylor	District 2	March 20, 2014	February 2025

2025 Attendance		
	Percentage	**Meetings**
Bobby Bowser, Chairman	82%	9/11
Thomas Distefano	75%	3/4
Brian Carroll	91%	10/11
Jennifer Boykin	100%	11/11
James Ford	100%	11/11
George Rawls	91%	10/11
Raynard Gibbs	82%	9/11
Matthew Smith, Vice-Chair	91%	10/11
Keith Johnson	100%	7/7
Brian Shotwell	100%	6/6
Cynthia Taylor	100%	1/1

Regular Meetings	Members Absent
January 28, 2025	Carroll
February 25, 2025	Distefano
March 25, 2025	None
April 22, 2025	Gibbs, Bowser
May 27, 2025	None
June 24, 2025	None
July 22, 2025	None
August 26, 2025	None
September 23, 2025	None
October 28, 2025	Rawls
November 18, 2025	Bowser, Smith, Gibbs
December 9, 2025	NO MEETING
WORK SESSIONS/SPECIAL MEETINGS	
February 11, 2025	Gibbs, Rawls, Carroll, Boykin
April 8, 2025	Gibbs, Rawls, Carroll
May 13, 2025	Gibbs, Ford, Rawls
October 14, 2025	Ford, Boykin
October 30, 2025	Ford, Rawls

PLANNING COMMISSION REVIEW FIVE YEAR DEVELOPMENT APPLICATION COMPARISON CHART					
APPLICATIONS/PROJECTS	**2025**	**2024**	**2023**	**2022**	**2021**
Rezonings	7	10	4	6	5
Conditional Use Permits	5	9	8	9	4
Special Use Permits	0	0	0	0	0
Comp Plan Update/Master Plans	2	0	0	0	0
Comp Plan Amendments/Land Use	2	1	0	1	0
Zoning Ordinance Amendments	2	1	3	2	2
Subdivision Ordinance Amendments	0	0	1	1	1
CBPA Ordinance Amendments	1	0	1	0	1
Agricultural/Forestal Districts	0	5	5	1	1
Waivers, Exceptions, Appeals	5	10	14	5	3
Miscellaneous	0	0	0	0	0
CBPA Ordinance Exceptions/WQIA	3	1	0	0	0
Historic Overlay Districts	0	0	0	0	0
TOTAL NUMBER OF APPLICATIONS/PROJECTS	**26**	**37**	**36**	**25**	**17**