

Minutes
Windsor Town Council Work Session
Town Hall
August 27, 2024

The Windsor Town Council met in a work session on August 27, 2024, at 6:00pm in the Council Chamber of the Windsor Town Hall, Windsor, Virginia. Mayor Stubbs was present, and he called the meeting to order, welcoming those in attendance. He asked that all cell phones be silenced. Kelly Kuhns, Town Clerk, recorded the minutes. William G. Saunders IV, Town Manager, and Cheryl McClanahan, Treasurer, were also present.

Council members present: J. Randy Carr – Vice Mayor
David T. Adams
Edward (Gibbie) Dowdy
Jake Redd (Arrived at 6:17pm)
Marlin W. Sharp

Council members absent: Walter Bernacki

Councilman Sharp delivered the invocation and Mayor Stubbs led the pledge of allegiance.

Approval of Agenda

Councilman Adams made a motion to approve the agenda as presented. Councilman Sharp seconded, and Council unanimously passed the motion as recorded on the attached chart as motion #1.

Tidewater Logistics Center Project Presentation – Tom Boylan, The Meridian Group

Mr. Saunders explained that The Meridian Group (TMG), the development firm representing the Tidewater Logistics Center warehouse project, is attempting to renew their application with Isle of Wight County for consideration of an amended version of the project.

Mr. Saunders stated that the rezoning request for this project was previously denied by the Isle of Wight County Board of Supervisors (BOS), meaning that the same project could not be brought back before them by TMG for a year. Mr. Saunders noted that exceptions to this would be to make changes substantial enough to the project for the County to deem it a different project, or for the BOS to waive the prohibition.

Mr. Saunders said that TMG has made what they see as substantial revisions to the project, to include removing one warehouse, moving the truck parking area away from the residences on Lovers Lane and Keaton Avenue, increasing the setbacks from those residences, among others.

Mr. Saunders added that this work session is being conducted in response to a request from Tom Boylan, of the Meridian Group, to present the latest iteration of the plan to the Windsor Town Council for their feedback.

Mayor Stubbs invited Mr. Tom Boylan of The Meridian Group to the podium to deliver his presentation.

Mr. Boylan thanked the Council for allowing him the opportunity to present during the work session. He stated that TMG has been listening to feedback and has revised the previous version of the project and feels that it accomplishes some of the goals presented during the public hearing process.

Mr. Boylan reviewed the previous version of the project and highlighted areas of change. He explained that Building A, closest to Lovers Lane, was eliminated, including the retention ponds that were previously presented. Mr. Boylan said that Building C was reduced in size by 153,360 square feet and the setback was increased by 280 feet from the residential property line. He added that Building B was also reduced in size by 37,800 square feet. Mr. Boylan also explained that the landscape berm and noise wall were relocated to sit adjacent to the access road.

Mr. Boylan noted that in place of Building A, TMG is proposing a community space in the form of a walking trail, as well as preservation to the existing cemetery.

Mr. Boylan stated that The Meridian Group has not submitted revisions to Isle of Wight County at this time. He noted that TMG wishes to receive feedback on the revised plan from the Windsor Town Council prior to considering resubmission of their application. Mr. Boylan welcomed questions from the Town Council.

In response to Councilman Carr's question, Mr. Boylan stated that the 10-foot sound wall will be placed at the apex of the 6-foot berm.

In reference to the proposed walking trail along Lovers Lane and Keaton Avenue, Councilman Adams asked who would be responsible for maintaining that area.

Mr. Boylan said that there would be a property owners association that would be responsible for maintaining the industrial site as well as the proposed recreation area.

Councilman Carr expressed that his main concern is safety in the area and the impact this project will have on the residents on Lovers Lane and Keaton Avenue. He added that he is weary of the warehouse operating hours as they are still unknown.

In response to Councilman Adams question, Mr. Boylan stated that this project will ultimately have positive impacts on the Windsor community. He noted that there will be an increase in housing needs, local jobs, and increased visits to local businesses.

Additional recommendations on the plan made by the Town Council included further consideration of the impact of trucks pulling out of the project and onto Route 460 without an acceleration lane, a taller berm in areas where the setback is least, and a parking area for access to the proposed park and existing cemetery.

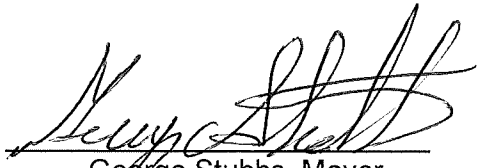
Mr. Boylan said that he will be taking the feedback gained at this meeting and sharing it with his team at TMG to apply some of those suggestions to the plan.

Closed Session – If Needed

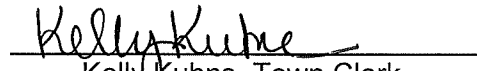
None

Councilman Adams made a motion to adjourn. Councilman Sharp seconded, and Council unanimously passed the motion as recorded on the attached chart as motion #2.

The meeting adjourned at 7:12pm.



George Stubbs, Mayor



Kelly Kuhns, Town Clerk

TOWN OF WINDSOR
RECORD OF
COUNCIL VOTES

Council Meeting Date August 27, 2024

Motion #	Bernacki	Carr ✓	Adams ✓	Dowdy ✓	Sharp ✓	Redd	Stubbs ✓
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Kelly Kuhse, Clerk