

# Town of Windsor

## Memorandum

August 27, 2024

**TO:** The Honorable Mayor and Town Council

**FROM:** William G. Saunders, IV, Town Manager WGS

**SUBJECT:** Tidewater Logistics Center Warehouse Project

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.

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; 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.

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.

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.

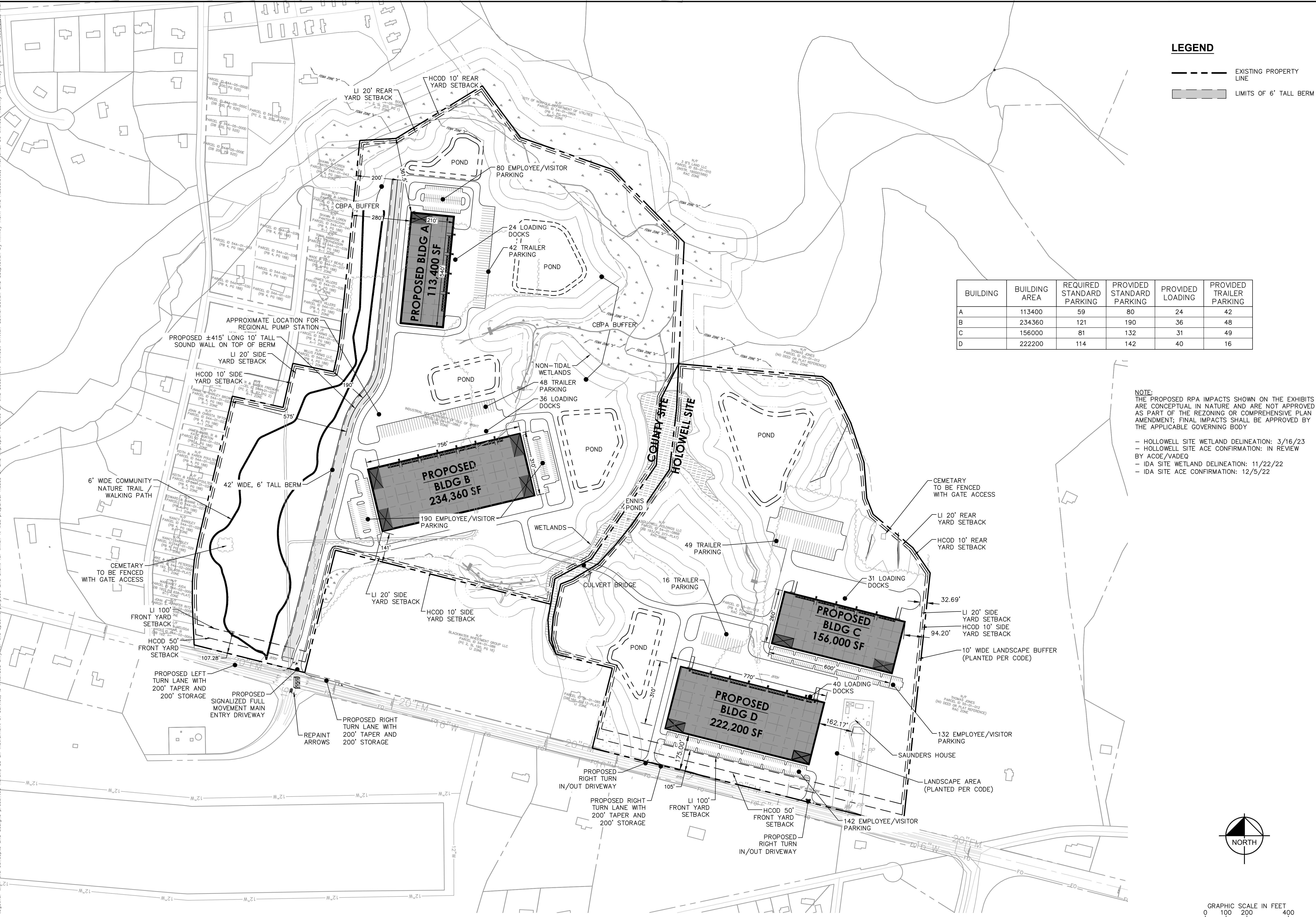
### Enclosures

2024-07-29 iteration of TLC Project Concept Plan

### Recommendation

For Council's information

Plotted By: Lucius, Tyler Sheet Set: #1111111111 Layout: SITE PLAN July 29, 2024 08:09:11am -K- VAB.dwg V17156002 Tidewater Logistics Center CAADD\_2024.07.25 - Site Master Plan-MARKETING.dwg  
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BUILDING	BUILDING AREA	REQUIRED STANDARD PARKING	PROVIDED STANDARD PARKING	PROVIDED LOADING	PROVIDED TRAILER PARKING
A	113400	59	80	24	42
B	234360	121	190	36	48
C	156000	81	132	31	49
D	222200	114	142	40	16

**NOTE:**  
 THE PROPOSED RPA IMPACTS SHOWN ON THE EXHIBITS ARE CONCEPTUAL IN NATURE AND ARE NOT APPROVED AS PART OF THE REZONING OR COMPREHENSIVE PLAN AMENDMENT; FINAL IMPACTS SHALL BE APPROVED BY THE APPLICABLE GOVERNING BODY

- HOLLOWELL SITE WETLAND DELINEATION: 3/16/23
- HOLLOWELL SITE ACE CONFIRMATION: IN REVIEW BY ACE/VADEQ
- IDA SITE WETLAND DELINEATION: 11/22/22
- IDA SITE ACE CONFIRMATION: 12/5/22

**Kimley»Horn**

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**TIDEWATER LOGISTICS CENTER**  
 PREPARED FOR THE MERIDIAN GROUP

VIRGINIA

**SITE MAP (MARKETING)**

KHA PROJECT	117156002
DATE	07/29/2024
SCALE	AS SHOWN
DESIGNED BY	GSH
DRAWN BY	GSH
CHECKED BY	KBB

SHEET NUMBER  
**1 OF 1**