



**Town of Irvington, Virginia Planning Commission  
Regular Meeting, March 7, 2023  
4203 Irvington Rd., Irvington, VA**

**Summary Minutes from the May 2 Regular Meeting**

- 1. Call To Order – Tom Chapman, Chair 6:30 PM**
- 2. Approval for Commissioners Pollard and Clarke to participate electronically**

Approved

- 3. Roll Call to Determine Quorum**

Taylor	Present
Fowle	Present
Clarke	Present (by phone)
Fuller	Present
Chapman	Present
Pollard	Present (by phone)
Capps	Present

**Chair Determines Quorum is Present**

- 4. Change to Agenda**
  - a. Add McNealy CUP under Old Business

- 5. Approve Minutes**

Approved

- 6. Election of Officers**

- a. Tom Chapman elected as Chairman
  - b. Ruth Fuller elected as Vice Chairman
  - c. Dawn Fowle elected as Secretary
- All votes unanimous

- 7. Report From Chair**



- a. No report from the Chair

## 8. Public Comment

- a. G Kuper – Believes that Commissioners are lacking input from public on CUPs as many people are absentee and may not get sufficient notice in order to comment. Need to make sure that commission is aware/in control of signage associated with STRs. Notes that there are more than 275 STR beds in town. Town ordinance has a limit of 35 STRs, but would like to stop where we are and see how things go.

Specifics concerns related to 277 Steamboat Rd. Does not believe business of PC is to assist people with applications for CUPs, nor should PC be considering a CUP that has already been denied. Believes CUP is a significant change in nature of neighborhood. Concerned it will be a “party house.” Believes nature of town is changing due to number of STRs. Too many STRs on Steamboat Rd.

Received application for CUP at 205 Steamboat Rd night before, so has not reviewed in detail. Has spoken with owners and, aside from concerns over density of STRs in neighborhood, does not know what his concerns may be.

PC clarified that CUP details have been on website for some time, but that procedures do require notification to all within 300 feet. ZA requires evidence that notifications have been sent out.

I Cheyne – Also did not receive notifications until day before PC meeting. Concern about trajectory of town with respect to STRs. Application says that the project must be consistent with Comprehensive Plan. Believes most STRs are not in compliance with 2 particular statements about enhancing our community. Increase in STRs on Steamboat Ln has impacted neighborhood due to density and reduction in full-time residents. STRs have impacted more affordable housing, which is likely where younger families would have moved in. Inland residents now becoming unaffordable, changing future opportunities within town. PC should be working on cutting down STRs due to the significant changes in town.

K Cheyne – Believes we have a reached the limit of STRs. Concerned we are losing out on full-time residents who may contribute to the area. However, believes 205 Steamboat Ln needs someone to fix it up and make improvements. Would like to see 277 Steamboat as a full-time residence.

H Kindle – has been a VA resident, moved to Virginia Beach with his family and loves Irvington. Understands that people would like to see a full-time resident in that location, but was not able to sell, or even gotten families looking at the house while he had it on the market. Has addressed all concerns raised by ZA and others to ensure house is in good shape and willing to accommodate necessary changes. Regarding this becoming a “party house,” states that they use noise sensors and other measures to monitor noise levels as they actively do not want the house to be rented out for this purpose.

M Shane – Has also had issues with notifications, but related to shoreline changes.



**9. Report from Zoning Administrator**

- a. New house on King Carter
- b. Dead tree in RPA on King Carter
- c. More receipts from Mr. Fisher
- d. Sidewalks on Steamboat Ln are being repaired
- e. Site visit for Chinnis Lane
- f. Finished DEQ Local Program Implementation Report
- g. Complaint of STRs advertising fire pits. Went through ads and found 3 advertising fire pits. 2 were propane, which is allowed. 3<sup>rd</sup> was removed.

**10. Vote to add issue on Tourist Homes to the agenda**

- a. Capps moves to add to agenda. Fowle Seconds. No objections. Item added.

**11. Old Business**

- a. **CUP\_Clearview to operate a STR BUSINESS at 277 Steamboat Rd**  
Discussion around parking so PC understands how the parking will work

**Motion to approve with confirmation that VDOT parking requirements met: Chapman**  
**Second: Fuller**

Fowle	Approved
Taylor	Approved
Clarke	Approved
Pollard	Disapproved
Chapman	Approved
Capps	Approved
Fuller	Approved

Total: Yes = 6 No = 1 Motion Approved

- b. **CUP\_HB to operate a STR BUSINESS at 205 Steamboat Rd**

**Motion to approve: Capps**  
**Second: Fuller**

Fowle	Approved
Taylor	Approved
Clarke	Approved
Pollard	Approved
Chapman	Approved
Capps	Approved
Fuller	Approved



Total: Yes = 7 No = 0 Motion Approved

c. **CUP\_McNealy**

- i. Redevelopment in RPA at 69 Chinnis Lane. Tearing down existing house and building new house. Will reduce square footage in RPA from 4,889 to 3,951. New house will be farther from the waterfront.

**Motion to approve: Fuller**

**Second: Fowle**

Fowle	Approved
Taylor	Approved
Clarke	Approved
Pollard	Approved
Chapman	Approved
Capps	Approved
Fuller	Approved

Total: Yes = 7 No = 0 Motion Approved

d. **Enforcement recommendations plan**

- i. Aiming to have recommendations for PC at June meeting

e. **Irvington House Counts**

- i. Updated maps are almost done.

f. **Capital Improvement Plan**

- i. Discussion of draft Capital Improvement Plan which will be circulated after meeting

**12. New Business**

a. **Comprehensive Plan – EPRpc recommendations on Goals and Strategies**

- i. Recommendations from EPRpc will be sent prior to June meeting so draft strategies can be recommended from June meeting

b. **Tourist Homes**



i. After discussion, decision was made to hold off on changes

**13. Next Meeting**

June 6, PC Regularly Scheduled Meeting at Irvington Town Hall, 6:30 p.m.

**14. Adjournment**

Motion Approved

**15. Meeting Adjourned at 8:15 PM.**

Respectfully Submitted – Dawn Fowle, Secretary