

Town of Irvington, Virginia Planning Commission
Regular Meeting, November 11, 2025
4513 Irvington Road, Irvington, VA
Summary Minutes from the November 11, 2025 Regular Meeting

1. Call To Order – Chairman TomChapman called the meeting to order at 6:30 pm

2. Roll Call and Determination of Quorum

- a. Commission Members present: Tom Chapman, David Clarke (by phone), Ruth Fuller, Viv Ralls, Marston Smith, Steve Strait, Jeremy Taylor,
- b. Others present: Town residents, Justin Nelson and TC members.

3. Approve Minutes

- a. Minutes were from October 7 as amended, all in favor

4. Report From Chair - T. Chapman

- a. None

5. Public Hearing & Comment

- a. Irvington residents spoke against amending the current minimum square footage for R1 & R2. One resident has at least 140 signatures from residents who are also against amending the current zoning for R1, R2 minimum square foot requirements. No one present to speak in favor of the motion to remove the current zoning of R1, R2.

6. Report from Town Administrator - J. Nelson

- a. Walker Homes permit approved recently for a studio at 62 Cedardale.
- b. Miller a tree in the RPA 176 Old Mill Cove
- c. Harper, A new dock 656 Glebe Rd.

- d. Sommerdol, A tree in the RPA 79 Cedardale
- e. Applied for VDOT Ready, Set Go program.
- f. Upcoming meeting with obsidian septic in preparation for possible sites.
- g. Getting close to storage building design as well as possible permanent restrooms on the town commons.
- h. 79 Cedardale and Reynolds Landing for possible development in the RPA.
- i. Fauver tiny home application on hold.
- j. Elizabeth Taylor, Sew Lovlee CUP application at 4504 King Carter.
- k. Up for vote this evening, ICN restaurant and Inn application

7. Status Report: Public Safety and Traffic Calming Committee

- a. M. Smith. V. Ralls and MC Taylor were added to the Committee. The first meeting will be on the week of Nov 17. Met w VDOT about how the grant process works. The grant program would not fund a project until about 2030-2032. Recommendations of pole mounted speed and raised cross walk were made but are still under discussion.

8. Old Business

- a. Motion to initiate consideration of Dawn Fowle's updates of section 154 of the Irvington Zoning code that will provide for the health, safety, welfare and good zoning practices for our community unanimously approved.
- b. Discussion of R-1 and R-2 minimum dwelling square footage - reviewed previous recommendation to remove minimum dwelling area for R-1 and R-2 continues to propose Section 154 of our code be revised in this manner. Commission member Steve Strait motioned to not amend the R1, R2 Zoning. Seconded by Tom Chapman. Motion carried 5:2.

9. New Business

- a. Cup#2025.ICN - Restaurant and Inn - T. Chapman made a motion to recommend. Seconded by Steve Strait, unanimously approved.

10. Roundtable Discussion

- a. None

11. Next Meeting

- a. December 2 regularly scheduled meeting at Irvington Town Hall, 6:30 pm.
- b. PC members quorum will be present for TC meeting Dec 4.

12. Adjourn

- a. Upon motion, duly seconded and approved, the meeting was adjourned.