

**TOWN OF IRVINGTON PLANNING COMMISSION
IRVINGTON TOWN CENTER
REGULAR MEETING SUMMARY MINUTES**

Tuesday, June 2, 2026

Call to Order and Roll Call

Chair Tom Chapman called the meeting to order at approximately 6:30 PM.

Members Present:

Member Name	Present	Member Name	Present
Tom Chapman (Chair)	X	Marston Smith	X
Viv Ralls (Secretary)	X	Steve Strait	X
David Clarke	X	Jeremy Taylor	X
Ruth Fuller	X		

Staff Present: Justin (Town Administrator)

Others Present: George Kuper, Mary Cline

Approval of Minutes

The Commission approved the minutes from the May 5, 2026 meeting with no objections.

Chair's Report

Chair Chapman noted he would be on vacation for the July meeting. The Commission agreed to cancel the July meeting unless an urgent matter requiring action arises.

Public Comment

No public comment.

Town Administrator Report

Justin reported no new items.

Old Business: Preserving Working Waterfront and Village Character

The Commission discussed concerns raised by George Kuper at the prior meeting regarding a recent Conditional Use Permit and rezoning that would change M1 (Marine) zoning to R1, and how the Town achieves the Comprehensive Plan objectives of (1) preserving working waterfront and (2) preserving the Village Character of Irvington.

Chair Chapman read the Town's Vision Statement from the Comprehensive Plan. The Commission reviewed Vivian Ralls' summary document outlining relevant sections of the Comprehensive Plan, including goals for limited density, open green space, compatible architecture, walkability, historic character, and stewardship of the waterfront.

Working Waterfront Discussion

Members discussed the meaning of "working waterfront," current examples in Irvington (Custom Yachts, Crockett's Landing, Gaskins Landing), and challenges including strong residential market pressures, zoning hierarchy (M1 allowing R1/B1/B2 uses), and past decisions not to acquire additional waterfront properties.

The group explored options such as:

- Making it harder to rezone M1 properties to residential (while grandfathering existing rights).
- Property tax relief or incentives for working waterfront uses.
- Pursuing state/federal grants to support working waterfront businesses.
- Distinguishing public access from commercial working waterfront.
- Potential overlay districts or code refinements.

Actions:

- Justin will research current property taxes on working waterfront properties.
- Marston will research potential grants for supporting working waterfront in Virginia.

Village Character Discussion

The Commission reviewed current tools in the zoning and subdivision ordinances (lot sizes, height limits, setbacks, permitted uses) that help maintain the eclectic, historic, rural village feel. Members noted the Town generally does a good job addressing issues as they arise on a case-by-case basis and that market forces and organic development play a significant role.

Topics included two-acre minimum lot sizes, encouragement of single-family homes, future Accessory Dwelling Units (ADUs) per state mandate, potential impacts of downtown sewer, and whether additional mechanisms (e.g., architectural standards) are needed or advisable. The consensus was that existing ordinances largely protect the desired character, though ongoing review and public engagement remain important.

No formal motions were made; the discussion was informational and will inform future zoning recommendations to the Town Council.

New Business / Informational Items

None.

Adjournment

The meeting was adjourned.

Next Meeting

The next regular meeting will be August 4, 2026 at 6:30 PM.

Minutes prepared by Vivian Ralls (Secretary). July 21, 2026