



County of King William, Virginia

**PLANNING COMMISSION MEETING
MARCH 12, 2020 – 7:00 P.M.
KING WILLIAM COUNTY ADMINISTRATION BUILDING
KING WILLIAM, VIRGINIA**

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Review and Approval of Minutes:**
 - a. January 21, 2020 Work Session**
 - b. February 4, 2020 Meeting**
- 5. Public Comment Period**
- 6. Old Business**
 - a. NONE**
- 7. New Business**
 - a. NONE**
- 8. Staff and/or Special Committee Reports**
 - a. County/Staff Updates**
 - b. Zoning Log (February)**
 - c. Building Permit Log (February)**
 - d. Land Disturbance Report (February)**
- 9. Adjourn**

4a.

January 21, 2020

Work Session Minutes

MINUTES
KING WILLIAM COUNTY PLANNING COMMISSION
REGULAR MEETING OF JANUARY 21, 2020

At a Work Session of the King William County Planning Commission, held on January 21, 2020 at 6:30PM in the Board Room of the Administration Building, the meeting was called to order with the following members:

Agenda Item 1. CALL TO ORDER

Agenda Item 2. ROLL CALL

Present:

Janie Rhoads

Bonnie Hite

John Breeden

Janie Rhoads

Stephen Greenwood

Staff Present:

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Agenda Item 3. WORK SESSION TOPICS

3a. PRESENTATION

Ms. Rebecca Cobb with The Berkeley Group gave a PowerPoint presentation on some of the changes that were made to the King William County Zoning Ordinance.

Added the following articles:

- Landscaping (Article XI) , Exterior Lighting Standard (Article XII) and Solar Facility (Article XVI)

The following were some changes that Berkeley Group presented.

- Restaurant mobile and adult entertainment were added to Article Two, Definitions
- Intent of zoning districts were added to Article Six, Zoning Districts

- Cleaned up Article Seven, Use Matrix
- Applied categories based on the sign to Article Ten, Signs

3b. REVIEW

Mr. Don Wagner expressed his concern on having the adult entertainment in the ordinance, as he does not think it should be included. Mr. Wagner asked staff to defer to the County Attorney on the matter.

Mr. Ron Etter stated that adult entertainment is necessary for the peoples First Amendment right.

Mr. John Breeden stated that the generation plant definition needed some new verbiage.

Ms. Janie Rhoads informed staff and members that the Family Day Home state code had been updated.

Ms. Bonnie Hite mentioned that Collector Street definition was removed.

Mr. Don Wagner told members and staff that he believes all rezonings should require a site plan, especially in the TCO.

Mr. Wagner also shared his concern with Article Four and placing it elsewhere in the ordinance.

Ms. Janie Rhoads also informed members that Section 86-42 was amended in October of 2019.

Mr. Don Wagner expressed concerns on there not being fire protection for three story buildings. Staff proposed changing the building height from 60 feet to 45 feet.

Mr. Stephen Greenwood recommended removing everything following the word “grade” in Section 86-77.

Mr. John Breeden stated that the Historical Preservation District item two needed some revising.

Ms. Ron Etter proposed taking ALL subdivisions out of the Use Matrix.

Berkeley Group explained the meaning of Commercial Outdoor Entertainment without motorized being a part of it, as it was taken out.

Mr. John Breeden recommended changing Adult Entertainment from Conditional in the B-2 to Conditional in the Industrial zone.

Mr. John Breeden was curious if Private Shooting Range should be By Right in the R-R.

Mr. Don Wagner expressed his concerns on having a Private Shooting Range in the residential areas.

Staff recommended keeping it as By Right in R-R but add a required setback from adjacent properties. Mr. Don Wagner was okay with this, as well as other members.

Mr. Ron Etter requested that Berkeley attend the next ordinance work session.

Agenda Item 4. ADJOURN OR RECESS

Chairman, Don Wagner requested a motion to adjourn. Mr. John Breeden made a motion which was seconded by Ms. Janie Rhoads.

The vote was unanimous on this motion.

Don Wagner, Chairman

Ron Etter, Planning Secretary

4b.

February 4, 2020

Meeting Minutes

MINUTES
KING WILLIAM COUNTY BOARD OF SUPERVISORS
REGULAR MEETING OF FEBRUARY 4, 2020

At a regular meeting of the King William County Planning Commission, held at 7:00PM on February 4, 2020 in the Board Room of the King William Administration Building, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Janie Rhoads

Bonnie Hite

Stephen Greenwood

Don Wagner, Chairman

Absent:

John Breeden

Staff Present:

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Sherry Graham, Zoning Administrator

Agenda Item 3. Review and Adoption of the Meeting Agenda

Chairman, Don Wagner requested a motion to approve the February 4, 2020 agenda. Ms. Janie Rhoads made a motion and the motion was seconded by Ms. Bonnie Hite.

The vote was unanimous on this motion.

Agenda Item 4. Review and Approval of Minutes

Chairman, Don Wagner requested a motion to approve the October 1, 2019 minutes

Ms. Bonnie Hite recommended the following changes to the minutes:

Add Ms. Janie Rhoads recommendations of adding decommissioning to conditions 3 and 4, as well as the word damaged to condition 7. Also condition 12 was recommended by Janie Rhoads.

Add the vote was unanimous for Agenda Item 4.

Ms. Hite also requested adding the presentation that Mr. Barry presented that evening into the meeting minutes.

Ms. Bonnie Hite made a motion to approve the minutes including the amendments and Ms. Janie Rhoads seconded the motion.

The vote was unanimous on this motion.

Ms. Janie Rhoads stated that she needed to be removed from the December 12, 2019 Minutes, as she was not present and that Mr. Don Wagner was there and not absent. The two will need to be changed.

Ms. Bonnie Hite wanted to make a note on the January 7, 2020 minutes, under Old Business that when the Commission recommended approval, they recommended with the conditions as discussed.

Ms. Bonnie Hite made a motion to approve these minutes and Ms. Janie Rhoads seconded the motion.

The vote was unanimous on this motion.

Agenda Item 5. Public Comment Period

Being that there was no one to speak, the public comment period was closed.

Agenda Item 6, Public Hearings

NONE

Agenda Item 7. Old Business

Mr. Ron Etter told members that he was working to get large stakeholders in the County together to form a work group for the public to look at and make recommendations to the ordinance.

Ms. Bonnie Hite was curious of whether a member of the Planning Commission should be present for the private work group.

Ms. Janie Rhoads was curious as to what the work group would be doing.

Mr. Ron Etter stated that the work group would be to get input from large property owners and developers to make recommendations.

Ms. Bonnie Hite and Ms. Janie Rhoads both, expressed their concerns on the having the boards and groups that already represent the citizens, getting together to work on the ordinance revision before the public and other citizens have the opportunity.

Chairman, Don Wagner stated he would like to be kept up to date on the work groups.

Chairman, Don Wagner requested a motion to adjourn to work session. Ms. Janie Rhoads made a motion to adjourn to work session and Mr. Stephen Greenwood seconded the motion.

The vote was unanimous on this motion.

At a work session of the King William County Planning Commission, held on February 4, 2020 in the Board Room of the King William Administration Building, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Janie Rhoads

Bonnie Hite

Stephen Greenwood

Don Wagner, Chairman

John Breeden (Late Arrival)

Staff Present:

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Sherry Graham, Zoning Administrator

Agenda Item 11. Work Session Topics

Ms. Rebecca Cobb, Berkeley Group, told members it was great meeting them in January and they looked forward to continuing to work with the Planning Commission and Community Development on the zoning ordinance.

Mr. Ron Etter told members that he spoke with the County Attorney and was told that *Adult Entertainment* is a first amendment issue. The reason being, if you have it in the ordinance, you have protection but if you do not list it in the ordinance, it's allowed.

Chairman, Don Wagner acknowledged that the Adult Entertainment language had been cleaned up and he appreciated Berkeley Group taking care of that.

Ms. Rebecca Cobb recommended breaking up the *Family Day Home* into two definitions being 1-4 kids is by right and 5-12 requires a conditional use.

Ms. Janie Rhoads was curious on the difference between the short term rental and one year lease. Ms. Cobb responded to let her know that the short term rental is 30 days.

Mr. Don Wagner expressed his concerns on Article 10 *Signs* as it does not address the business or real estate, only the signs themselves.

Mr. Don Wagner mentioned that he had looked at Hanover County ordinance and they list out types of trees and the heights they'll grow. He was curious if we should be looking at providing some information to refer to.

Mr. Ron Etter stated that if you get too specific you could potentially end up with more compliance violations.

Mr. Don Wagner was worried that parking space width is not addressed in off-street parking.

Ms. Bonnie Hite was wondering if we may need a section to address how many spaces are needed and how it's designated the amount of spaces you'll need.

Members and Staff briefly discussed the PUD district.

Mr. Ron Etter recommended tabling *Solar Facilities* and not discussing at the moment. Stated that if we keep solar, he would like to include some of the conditions that pertain to CUP-03-19 Sweet Sue Solar.

Mr. John Breeden recommended taking Solar out of the ordinance for now, because of the controversy, until it can get cleaned up and exactly how the County would like it to be presented.

Agenda Item 12. Adjourn

Chairman, Don Wagner requested a motion to adjourn. Mr. Stephen Greenwood made a motion to adjourn, and that motion was seconded by Ms. Janie Rhoads.

The vote was unanimous on this motion.

Chairman, Don Wagner

Planning Secretary, Ron Etter

8a.
Zoning Log
(February)

DATE	NAME OF APPLICANT	ADDRESS	TAX MAP NUMBER	SUBDIVISION NAME	TYPE OF PERMIT (Z /E&S/BLDG)
2/4/2020	Matt Rogers	1282 W River Rd. Aylett, VA	5B-1	N/A	Z/BLDG
2/5/2020	Rylee Lankford	15816 King William Rd. King William, VA	21-95	N/A	Z/E&S/BLDG
2/6/2020	Lucus Killmeier	816 Calno Road Hanover, VA	17-11	N/A	Z/BLDG
2/6/2020	Kenwood Builders	132 Beulah Lane Aylett, VA	22A-2-19	Aylett Farms	Z/E&S/BLDG
2/6/2020	Kenwood Builders	132 Beulah Lane Aylett, VA	25-9B	N/A	Z/E&S/BLDG
2/6/2020	JES Construction	2410 Southland Drive Chester, VA	19C-5A	N/A	BLDG
2/7/2020	Daniel Howell	352 Dylan Drive Aylett, VA	21-12A-27	Parkwood	Z/BLDG
2/7/2020	Eric Willinger	4069 Pecan Trail Mechanicsville, VA	36-6-2	N/A	Z/BLDG
2/7/2020	River City Services	9996 Pamunkey Road Mechanicsville, VA	48-1-7	N/A	Z/BLDG
2/13/2020	Power Home Solar	919 N Main Street, Mooresville, VA	21k-4-13	N/A	BLDG
2/13/2020	CMH Homes	12244 Washington Hwy. Ashland, VA	37-21D	N/A	Z/E&S/BLDG
2/13/2020	PlaMor Construction	4032 Mechanicsville Tnpk. Mech., VA	21-11-C-15	McCauley	Z/BLDG
2.14.2020	Jermain Thornton	2466 Mahixon Road Manquin, VA	26-20A	N/A	Z/BLDG
2.14.2020	Darrell Kellum	662 Sharon Road King William, VA	30-79B	N/A	Z/BLDG
2.14.2020	Darrell Kellum	662 Sharon Road King William, VA	22-89-A2	AYLETT OAKS	Z/BLDG
2.18.2020	Chelsea Reed	1168 Epworth Rd. Aylett, VA 23009	13-1-B-7	N/A	Z
2.20.2020	Joseph Foulis	PO BOX 1553 West Point, VA	62-36	N/A	Z/E&S
2.20.2020	Balducci Builders	10173 Chamberlayne Road Mehcanicsville, VA	27-3-B-4	Cedar Crest	Z/BLDG
2.24.2020	HHHunt Homes, LLC	11237 Nuckols Rd. Glen Allen, VA	28-42	Central Crossing	Z/BLDG
2.26.2020	LaShay Talmadge	103 St. Charles Court Aylett, VA	28-8-B-14	Central Crossing	Z
2.26.2020	Benjamin Clark	107 Chelsea Rd. West Point, VA	62-6	Chelsea Farms	Z
2.27.2020	Larry Carter	29004 King William Road West Point, VA	55-30	N/A	Z

AREA OF DISTURBANCE	DATE TO ZONING/E & S	DATE APPROVED ZONING/ E & S	DATE TO BLDG PLAN REVIEW	DATE APPROVED BY BLDG	NOTES/COMMENTS
N/A	2/5/2020	2/12/2020	2/5/2020	2/4/2020	OLD BUILDING ONTO ANCHORS FOR SHED
2500	2/5/2020	2.25.2020	2/5/2020	2/7/2020	NEW DWELLING
N/A	2/6/2020	2/6/2020	2/6/2020	2/14/2020	POLE BARN 40 X 40
200	2/7/2020	2/11/2020	2/7/2020		10 X 12 ADDITION TO LAUNDRY ROOM
250	2/7/2020	awaiting SAP form	2/7/2020	02/2/42020	16 x 14 ADDITION
N/A	N/A	N/A	2/7/2020		INSTALL INTELLIJACK AND 12' LINEAR FT SUPPLEMENTAL BEAM
N/A	2/7/2020		2/7/2020		DETACHED GARAGE
N/A	waiting on plat	waiting on plat	2/7/2020		NEW DWELLING
N/A	2/7/2020	waiting on setbacks	2/7/2020		LEAN TO
N/A	N/A	N/A	2/13/2020	2/24/2020	Solar Panels
7,070	2.13.2020	waiting on plat/VDOT	2.13.2020	2/24/2020	SET MANUFACTURED DOUBLE WIDE
N/A	2.14.2020	3.2.2020	2.14.2020	2/24/2020	FIBERGLASS INGROUND POOL
N/A	2.14.2020	waiting on SAP form	2.14.2020	2/24/2020	30 x 20 CARPORT
N/A	2.18.2020	2.18.2020	2.18.2020	2/25/2020	POLE BUILDING
N/A	2.18.2020	3.4.2020	2.18.2020	2/25/2020	NEW DWELLING WITH POLE BUILDING
N/A	2.18.2020	2.18.2020	N/A	N/A	KENNEL LICENSE
16,500	2.20.2020	2.27.2020	N/A	N/A	LAND DISTURBANCE
N/A	2.20.2020	2.28.2020	2.20.2020	2/2/72020	NEW DWELLING
N/A	2.28.2020	3.2.2020	2.28.2020		SALES TRAILER
N/A	2.26.2020	2.26.2020	N/A	N/A	HOME OCCUPATION - ONLINE RETAIL
N/A	2.26.2020	2.26.2020	N/A	N/A	HOME OCCUPATION - HEMP FARM
N/A	2.27.2020	2.27.2020	N/A	N/A	HOME OCCUPATION - OFFICE FOR CRABBING AND FISHING

8b.

Building Report

February

(Provided at Meeting)

8c.

Land Disturbance Log

February



**Virginia Erosion and Sediment Control Program
Monthly Land Disturbance Report**

Please complete and submit this form to your DEQ Regional Office by the 5th of each month, to: xing.lin@deq.virginia.gov

Name of Locality: King William County **Phone #:** 804-769-4999 **Report (MM/YY)** [FEBRUARY 2020](#)
Person Completing Report: Kristi Gibson **Date:** 3/2/2020 **Email:** kgibson@kingwilliamcounty.us

Name of Construction Activity	Site Address	Permit #	Tax Map Number Location	Total Disturbed Area	RPA/RMA	Date Plan or AILP Approved	Anticipated Start Date	Owner Name	Owner Contact (Address/Phone/Email)	Contractor Name
New Dwelling	42 Sherwood Court	40-2020	288-4-29	25,000 SQ FT	RPA	2/7/2020	2/7/2020	Liberty Homes, Inc.	8249 Crown Colony Pkwy, Mechanicsville, 23116	Liberty Homes, Inc.
New Dwelling	214 W Liberty Farms Drive	45-2020	28-9-9	2,500 SQ FT	RMA	2/12/2020	2/12/2020	Darrell Kellum Inc.	662 Sharon Road, King William, VA 23086	Darrell Kellum, Inc.
New Dwelling	7211 W River Road	50-2020	29-21	42,988 SQ FT	RMA	2/18/2020	2/18/2020	James/Tracy Anderson	60 Abrams Lane, Aylett, VA 23009	S&C Building
New Dwelling	318 Brooking Court	58-2020	21-11-3-62	2,500 SQ FT	RMA	2/25/2020	2/25/2020	Liberty Homes, Inc.	8249 Crown Colony Pkwy, Mechanicsville, 23116	Liberty Homes, Inc.
New Dwelling	3914 Upshaw Road	59-2020	21-95	2,500 SQ FT	RPA	2/25/2020	2/25/2020	Matthew Langford	15816 King William Road, King William, VA 23086	Matthew Langford
New Dwelling	347 Shelton Court	56-2020	21-11-3-37	25,000 SQ FT	RMA	2/27/2020	2/27/2020	Liberty Homes, Inc.	8249 Crown Colony Pkwy, Mechanicsville, 23116	Liberty Homes, Inc.
New Dwelling	Churchville Road	62-2020	54-53F	9,500 SQ FT		2/28/2020	2/28/2020	Lynette Taylor	7165 Ellerson Mill Road Apt C, Mechanicsville, VA 23111	Lynette Taylor
Utility/Solar	7301 Acquntin Church Road	63-2020	37-57A	221,720 SQ FT		2/28/2020	2/28/2020	King William County	180 Horse Landing Rd #4, King William, VA 23086	King William County