



County of King William, Virginia

**PLANNING COMMISSION MEETING**  
**April 7, 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. March 12, 2020 Regular Meeting
5. Public Comment Period
6. Old Business
  - a. Draft Ordinance Discussion
7. New Business
  - a. NONE
8. Staff and/or Special Committee Reports
  - a. County/Staff Updates
  - b. Zoning Log (March)
  - c. Building Permit Log (March)
  - d. Land Disturbance Report (March)
9. Adjourn

If you would like to submit a public comment prior to this meeting, you may do so by emailing [kcole@kingwilliamcounty.us](mailto:kcole@kingwilliamcounty.us) or by calling 804.769.4980.

**4a.**

**March 12, 2020**

**Meeting Minutes**

**MINUTES  
KING WILLIAM COUNTY PLANNING COMMISSION  
REGULAR MEETING OF MARCH 12, 2020**

At a regular meeting of the Planning Commission, held on March 12, 2020 at 7:00 P.M. in 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

John Breeden

Janie Rhoads

Stephen Greenwood

**Staff Present:**

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Sherry Graham, Zoning Administrator

**Agenda Item 3. Review and Adoption of Meeting Agenda**

Chairman, Don Wagner entertained a motion to adopt the March 12, 2020 meeting agenda. Mr. John Breeden made a motion that was seconded by Ms. Janie Rhoads.

**The vote was unanimous on this motion.**

#### **Agenda Item 4. Review and Approval of Minutes**

Ms. Krista Cole pointed out some errors in the January 21, 2020 Work Session minutes and assured members that staff would make the corrections.

Ms. Janie Rhoads noted that she was listed as “present” twice in the minutes and that Chairman, Don Wagner was not listed.

Chairman, Don Wagner requested a motion to approve the minutes with amendments, as discussed. Ms. Janie Rhoads made a motion to approve the minutes and Mr. Stephen Greenwood seconded the motion.

**The vote was unanimous on this motion.**

#### **Agenda Item 5. Public Comment Period**

Mr. Meade Rhoads stated that he had put together a presentation to connect the dots between the Master Plan and the Land Use Map. Mr. Rhoads gave the presentation to the Economic Development Authority and would like to share with the Planning Commission at the next meeting.

**Public Comment Period Closed**

#### **Agenda Item 6. Old Business**

Chairman, Don Wagner provided some recommendations to the Commission, as well as Rebecca Cobb with Berkley Group. Mr. Wagner stated that Ms. Cobb had responded to his email with the recommendations and stated she was working to incorporate the changes into the Ordinance and will make changes as the Planning Commission approves. Ms. Cobb also told Mr. Wagner that she would provide a cross over draft.

Chairman, Don Wagner asked if there was a target date for work groups and told staff that he would like for the Planning Commission to review prior to the group input.

Mr. Ron Etter reiterated to Planning Commission that there is nothing in the ordinance that is set in stone, as it is still a work in progress with other boards and commissions.

Chairman, Don Wagner proposed that all new construction within the TCO should require a public hearing. He also proposed that all site plans that have adverse impacts on neighbors, go before the Planning Commission for review of whether or not they will need a public hearing.

Mr. Ron Etter told members that “by right” is used so that a public hearing is NOT needed.

Ms. Bonnie Hite recommended that staff check with the County Attorney on this matter.

Mr. Stephen Greenwood expressed his concerns in regards to the Planning Commission making it harder for businesses to come to the County. Mr. Greenwood stated that doing these things going forward would NOT alleviate the past issues and that the County as a whole should be finding ways to make it easier for businesses to come and instead it seems as if the Planning Commission is trying to make it harder.

Chairman, Don Wagner stated that the Planning Commission needs to oversee what is coming into the County and that King William needs a good ordinance to protect business and the citizens.

### **Agenda Item 8. Staff and Special Committee Reports**

Mr. Ron Etter gave members updates on some of the development going on in the County, such as: Hamilton Holmes Middle School started their solar panels last week, Store-More began construction this week, the pre-construction meeting for King William Manor is to be held next week, and there was a recent balloon test for a cell tower.

Chairman Don Wagner stated that we need to determine a reasonable time frame for processing things, as staff should not have to jump through hoops.

Mr. Ron Etter stated that he presented the solar resolution to the Board of Supervisors and that it was well received but the Board would like more information on the sub-committee, time frames, information and invitations. Mr. Etter stated that the Board is looking for purpose in putting this committee together.

Mr. Stephen Greenwood stated that the Board wanted more details on the people that might be a part of the sub-committee.

Mr. John Breeden recommended having Mr. Ron Etter on the committee.

Ms. Bonnie Hite recommended possibly using Facebook as a public forum for the sub-committee.

Chairman, Don Wagner recommended an article in the Country Courier.

Mr. John Breeden said he would get something together and get with the Chairman and Mr. Etter on it.

Chairman, Don Wagner was curious as to the status of the cargo containers on Route 360. Mr. Wagner also stated his concern on a property located on Route 600, with the well being too close to the road and the house. He stated that it should be at least 70 feet.

Chairman, Don Wagner requested a motion to adjourn. Mr. Stephen Greenwood made a motion that was seconded by Mr. John Breeden.

**The vote was unanimous on this motion.**

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**John Breeden, Chairman**

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**Ron Etter, Planning Secretary**

**8b.**

**March Zoning Log**

DATE	NAME OF APPLICANT	ADDRESS	TAX MAP NUMBER	SUBDIVISION NAME	TYPE OF PERMIT (Z /E&S/BLDG)	AREA OF LAND DISTURBANCE
3/2/2020	Michael Porch	6588 Dorrell Road Aylett, VA	5-1	N/A	Z/BLDG	N/A
3/2/2020	CHA Pole Barns	796 Lancaster Pike Quarryville, PA	19-32A	n/a	Z/BLDG	N/A
3/2/2020	Balducci Builders	10173 Chamberlayne Rd. Mechanicsville, VA	27-4-F-53	n/a	Z/E&S/BLDG	10,000
3/2/2020	David Sartain	PO BOX 225 New Kent, VA	55-6-5	Johnson Estates	Z/BLDG	N/A
3.3.2020	MJ Home Improvements	629 Mt. Columbia Rd. Manquin, VA	11-84C	N/A	Z/BLDG	N/A
3.4.2020	M. Porch Construction	6588 Dorrell Road Aylett, VA	6-8-2	Porch Division	Z/E&S/BLDG	2,500
3.4.2020	M. Porch Construction	6588 Dorrell Road Aylett, VA	43-3-4	Kings View	Z/E&S/BLDG	2,500
3.4.2020	RCI Builders	9245 Shady Grove Road Suite 200 Mech., VA	22-11-2A-63	Kennington	Z/E&S/BLDG	10,993
3.4.2020	RCI Builders	9245 Shady Grove Road Suite 200 Mech., VA	Pad N	Kennington	Z/E&S/BLDG	0.53
3.6.2020	Darrell Kellum	662 Sharon Road King William, VA	35-4-2	Hickory Knoll	Z/BLDG	N/A
3.6.2020	Daniel Howell	352 Dylan Dr. Aylett, VA	21-12A-27	Parkwood	Z/BLDG	N/A
3.6.2020	Sylvia Brown	126 Abrams Lane Aylett, VA	21-47D	N/A	Z/BLDG	N/A
3.6.2020	Balducci Builders	10173 Chamberlayne Rd. Mechanicsville, VA	21-4-F-15	Cedar Crest	Z/E&S/BLDG	10,000
3.6.2020	Balducci Builders	10173 Chamberlayne Rd. Mechanicsville, VA	27-3-B-5	Cedar Crest	Z/E&S/BLDG	10,000
3.9.2020	Gregory Buckner	3675 Briarwood Lane West Point, VA	56-1-11B	Foxes Reach	E&S	.6 acres
3.10.2020	Darrell Kellum	662 Sharon Road King William, VA	37-5-1	N/A	E&S	25,000 SQ FT
3.10.2020	Darrell Kellum	662 Sharon Road King William, VA	37-5-2	N/A	E&S	25,000 SQ FT
3.11.2020	Wayner Saulmann	8223 Brown Avenue West Point, VA	55-40	Huntington Woods	Z/E&S/BLDG	2500 SQ FT
3.12.2020	Clyde Glazebrook	2885 Venter Road Aylett, VA	46-5	N/A	E&S	1 ACRE
3.12.2020	R. Nicholas Thompson	1432 Etna Mills Rd. Hanover, VA	18-9	N/A	Z/BLDG	N/A
3.13.2020	Darrell Kellum	662 Sharon Road King William, VA	29-8D	N/A	Z/E&S/BLDG	1,000
3.13.2020	Darrell Kellum	662 Sharon Road King William, VA	19-3-3	n/a	Z/E&S/BLDG	2500
3.13.2020	Darrell Kellum	662 Sharon Road King William, VA	21J-1-5A	n/a	Z/E&S/BLDG	1000
3.16.2020	Billys Pool Services	13372 Greenwood Church Rd. Ashland, VA	21-80	N/A	Z/BLDG	N/A
3.16.2020	Michael Otto	347 Pamunkey Ridge Road	43-4-3	East River Farms	Z/E&S/BLDG	N/A
3.17.2020	Leon S. Neale	27522 King William Road West Point, VA	55-10A	N/A	Z/BLDG	N/A
3.19.2020	Anthony Demert/Ines Schroeder	536 Hills Fork Lane	45-39	N/A	Z/BLDG	N/A
3.19.2020	TNT Land Resources, LLC	44 Little Woodbury Road, Walkerton, VA	47-3-2	Rosebank Estates	Z/BLDG	21,780 SQ FT
3.20.2020	William Brown	3136 Smokey Road Aylett, VA	13-29	N/A	Z/E&S/BLDG	N/A
3.20.2020	HHHunt Homes, LLC	11237 Nuckols Rd. Glen Allen, VA		Central Crossing	Z/E&S/BLDG	N/A
3.23.2020	Balducci Builders	10173 Chamberlayne Rd. Mechanicsville, VA	27-4-F-58	Cedar Crest	Z/E&S/BLDG	10,000
3.24.2020	m. Porch Construction	9588 Dorrell Road Aylett, VA	43-3-4	N/A	Z/E&S/BLDG	

DATE TO ZONING	DATE APPROVED ZONING	DATE TO BLDG PLAN REVIEW	DATE APPROVED BY BLDG	ZONE	NOTES/COMMENTS
3.3.2020	3.3.2020	3.3.2020	3.11.2020		BARN TO STORE OLD TRACTORS
3.3.2020	3.3.2020	3.3.2020	3.10.2020		POLE BARN - RESIDENTIAL ACCESSORY
3.3.2020	3.3.2020 (LD)	3.3.2020	3.10.2020		LD FIRST - NEW DWELLING
3.3.2020	3.9.2020	3.3.2020	3.9.2020		NEW DWELLING
3.3.2020	3.3.2020	3.3.2020	3.9.2020		POLE BARN
waiting on plat		3.5.2020	3.10.2020		NEW DWELLING
3.5.2020	3.10.2020	3.5.2020	3.11.2020		NEW DWELLING
3.6.2020	3.9.2020	3.6.2020	3.11.2020		SINGLE FAMILY ATTACHED
3.6.2020	3.10.2020	3.6.2020	3.10.2020		THE MEADOWS - KENNINGTON
waiting on plat/VDH	3.11.2020	3.9.2020	3.11.2020		NEW DWELLING
3.9.2020		3.9.2020	3.11.2020		GARAGE
3.6.2020	3.9.2020	03.06.2020	3.11.2020		NEW DWELLING
3.6.2020	3.9.2020	3.6.2020	3.11.2020		NEW DWELLING
3.10.2020	3.10.2020	N/A	3/13/2020		LAND DISTURBANCE
N/A	N/A	N/A	N/A		LAND DISTURBANCE
N/A	N/A	N/A	N/A		LAND DISTURBANCE
3.11.2020		3.11.2020	03.13.2020		LAND DISTURBANCE
N/A	N/A	N/A	N/A		LAND DISTURBANCE
3.12.2020		3.12.2020			24 X 46 X 12 CARPORT
3.16.2020		3.16.2020		AC	POLE BARN
3.16.2020		3.16.2020		AC	NEW DWELLING
3.16.2020		3.16.2020		AC	POLE SHED
3.17.2020	03.27.2020	3.17.2020	03.27.2020	AC	INGROUND POOL
3.17.2020		3.17.2020		AC	2 CAR GARAGE
3.17.2020		3.17.2020		AC	DECK AND STORAGE HOUSE
3.19.2020	3.30.2020	3.19.2020		AC	SCREENED IN DECK
3.20.2020	03.25.2020	3.20.2020	03.25.2020	AC	NEW DWELLING
3.23.2020	3.30.2020	3.23.2020	03.27.2020	AC	NEW DWELLING
3.23.2020	03.30.2020	3.23.2020	03.27.2020	AC	NEW DWELLING
3.23.2020	03.30.2020	3.23.2020	03.27.2020	R1	NEW DWELLING (LD FIRST)
3.25.2020	03.31.2020	3.25.2020		AC	NEW DWELLING

**8c.**

**March Building Report**  
**(Will provide when Complete)**

**8d.**

**March Land Disturbance Report**

**(Will provide when Complete)**