



County of King William, Virginia

**BOARD OF ZONING APPEALS MEETING  
APRIL 29, 2020 – 6:30 P.M.  
KING WILLIAM COUNTY ADMINISTRATION BUILDING  
KING WILLIAM, VIRGINIA**

**A G E N D A**

- 1. Call to Order**
- 2. Roll Call**
  - **Laura Nunnally**
  - **Benjamin Shumaker**
  - **Sergio Tassinari**
  - **Doris White**
  - **Michael Nolan**
- 3. Review and Adoption of Meeting Agenda**
- 4. Review and Approval of Minutes**
  - a. February 19, 2020**
- 5. Public Comment Period**
- 6. Public Hearing**
- 7. Unfinished Business**
  - a. V-01-20 Byrd-Garnett**
- 8. New Business**
  - a. NONE**
- 9. Staff Report**
  - a. Zoning Ordinance**
- 10. Adjournment**

**4a.**

**February 19, 2020**

**Meeting Minutes**

**MINUTES  
KING WILLIAM COUNTY BOARD OF ZONING APPEALS  
SPECIAL MEETING OF FEBRUARY 19, 2020**

At a regular meeting of the Board of Zoning Appeals, held on February 19, 2020 at 6:30 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:**

Laura Nunnally

Doris White

Michael Nolan

Benjamin Shumaker, Chair

**Absent:**

Sergio Tassinari

**Staff Present:**

Ron Etter, Director of Community Development

Sherry Graham, Zoning Administrator

Krista Cole, Planning Secretary

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

Chairman, Benjamin Shumaker requested a motion to approve the February 19, 2020 Meeting Agenda. Mr. Michael Nolan made a motion to approve the agenda and the motion was seconded by Ms. Doris White.

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

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

Chairman, Benjamin Shumaker requested a motion to approve the January 15, 2020 Minutes.

Mr. Michael Nolan stated that he did not second the October 16, 2019 Minute approval because he was absent at that meeting. Ms. Doris White made a motion to approve the minutes with amendment and Ms. Laura Nunnally seconded the motion.

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

**Agenda Item 5. Public Comment Period**

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

**Agenda Item 6a. V-01-20 Byrd-Garnett**

Ms. Sherry Graham gave the Board a brief presentation on the Variance.

**There being no one to speak, there was no Public Hearing for V-01-20.**

Chairman, Benjamin Shumaker requested a motion to approve or deny the request.

Being that there were no neighbor objections, Mr. Michael Nolan motioned to approve the variance subject to building permits that will be required. Ms. Doris White seconded the motion.

Chairman, Benjamin Shumaker questioned the hardship of the case.

Mr. Michael Nolan stated that he recognized the hardship with the septic and well.

**Members were polled:**

Laura Nunnally	Nay
Michael Nolan	Aye
Doris White	Aye
Benjamin Shumaker	Nay

**The vote was tied 2 – 2.**

Chairman, Benjamin Shumaker asked the owners if they would like to continue the case to March.

V-01-20 Byrd-Garnett was tabled to the March 18, 2020 regular meeting.

### **Agenda Item 6b. A-01-20 The Fix Ministry**

Mr. Ron Etter explained the appeal and what The Fix Ministry is trying to accomplish. The Fix Ministry would like to expand from 8 beds to 20 beds. Mr. Etter also stated that the use of a facility on that property was not permitted.

Mr. Christopher McKenzie gave members a little information on the principle use of the property versus the owner of the property.

Chairman, Benjamin Shumaker was curious as to what determines the use. He also noted that there seemed to be some background information missing from the Summer 2018, to the letter in October of 2019.

Mr. Michael Nolan expressed concern of the land owner and whether they would need consent to change the use.

Mr. Ron Etter assured members that we do not allow anything without an owner signature.

Ms. Laura Nunnally wanted reassurance on what exactly they were needing to determine.

Mr. Christopher McKenzie stated that they were determining whether the zoning determination made by King William Zoning, was correct.

Chairman, Benjamin Shumaker was curious if there was anything that could prevent them from becoming a group home or church.

Ms. Jaime Wisegarver, Attorney for the Fix, stated that this was not a request to do a group home.

Pastor Swezey stated that they originally approached the County to ask for advice on opening a church. He said their mission was to bring as many people to Christ. There are not just students attending our church, the heart and purpose are that of a church.

Mr. Michael Nolan expressed his concern on the housing component, as it was a little confusing.

Chairman, Benjamin Shumaker was curious if they had church memberships.

### **Chairman, Benjamin Shumaker opened the Public Hearing for A-01-20 The Fix Ministry.**

D. Haney spoke in favor of The Fix Ministry as a church, said he has been hunting their land for years.

Carter Franck, a student of The Fix Ministry stated that The Fix changed his life and it hurts him to hear the words, rehab and or group home because it is much more. Since being a part of The Fix, Carter has found peace in Jesus and in his family of believers.

Laura Franck (Carters Mom) stated that Carter was baptized and saved within less than a week of being at The Fix. She is very grateful for this ministry and attends their church services every Saturday.

Rocky Jones spoke in favor of The Fix Ministry. He heard a sermon one day on the “not so prodigal son” and it changed his life. This ministry is a blessing to him and his wife, as well as so many others because of all the outreach that they do.

Dee Burruss with the United for Christ Motorcylce Ministry spoke of the loss of his son to addiction and when he heard about The Fix and all the outreach they were doing, he wanted to be a part of that and has been helping feed the homeless for three years now.

Jeff Snodgrass stated that Jesus Christ is the fix. He suffered from alcoholism and has been clean for 20 years. The people are the church and I love our guys, they are all a part of me and I want to help be able to change their lives. There are NO patients at The Fix Ministry, just lost souls and hurt hearts that need healing.

Melanie Gary stated that her son was new to the program and they had been everywhere including Washington D.C., California, and Florida, to fight her sons addiction and with The Fix, they were able to get her son off of the streets.

Yvonne Broaddus stated that she has lived in King William for 23 years. In March of 2019 she began helping someone look for an addiction program and she came across The Fix Ministry, she has been attending The Fix as her own church since then. The Fix Ministry is where Ms. Broaddus serves her community and the people in it.

Barbara Brown stated that The Fix is her church. She asked the Board to consider the value of what this church does and that it has nothing that mimics an institution.

Jacqueline Jones told the Board that this is her church and she loves what they do. She stated that they are so welcoming and even her eight year old granddaughter attends with her.

Sonia Snodgrass stated that The Fix is her church and that her and her husband drive from Charles City to King William to attend this church. She stated that her and her husband have been given the opportunity to love the guys in the program, as well as opportunities to feed the homeless and bring the church to them through the Lighthouse.

Jeff Poythress stated that he has a close relationship with The Fix. Thanked the Board for consideration and told them that he celebrates with them once a month to join in worship and scripture.

John Adams told the Board that he graduated from The Fix and was baptized there, read the entire bible and served on the worship team. Now serves at three different churches. Stated that the Discipleship program is leading others and being lead and the bible is the program. They are all held to the standards of the bible and leading others to Christ.

Stuart Evans with Evans Construction stated that he was in support of The Fix and that he financially supports The Fix as one of the businesses that pours into the church.

Bruce Cobb is a retired Navy counselor who teaches on Thursday nights. He would like to cut through the red tape and do what we need to do to get this done. He read a scripture.

Matt Johnston has been a resident of King William for 15 years. Stated that The Fix is a church and they preach the word of God every day. He is a recovering addict of 17 years and feels that The Fix is amazing and taking the right steps to do the right thing.

Krystal Johnston is an active business owner in King William and has been for 15 years. The Fix is a needed ministry. It may seem like a risk BUT it is not as much of the risk of not having it. Some of these people need spiritual healing and the community needs more of this, they deserve it.

John Adams told the Board that his son had minor hand surgery in 2011, he was given OxyContin which began a 9 year addiction. They tried everything for him but when they got to The Fix, he dropped his son off and left. When he and his wife returned six weeks later, their son was a completely different person. Please help The Fix continue what they are doing.

Faye Fortune representing the Rappahanock Tribe stated that they request approval for this facility, as they are in full support and favor of The Fix.

Ben Caldwell stated that it is very important for these people to be able to live at the facility and devote their time to getting better versus being in a place where they have access.

Kristy Davis has a son in the program. It the only place that has given her son hope, as he was baptized and saved there. Addiction is EVERYWHERE and those people NEED help. They need to know that they have hope and that someone can help lead them to Jesus Christ. This establishment can help so many people.

John Swezey wanted to thank the Board for having The Fix Ministry. His mother owns the property and for many years, he was not allowed on the property because of his lifestyle. He tried treatment facilities and nothing worked. He ended up at a local church down in Bottoms Bridge and was surrounded by people that began to pour the word of God into him. They took him in and helped him get on the right track and THAT is when he decided that he wanted to help others. He wanted to give others the same experience.

**The public hearing was closed.**

Ms. Jaime Wisegarver stated that the zoning determination should be reversed or modified.

Mr. Michael Nolan was curious from a zoning aspect, if adding beds was considered part of church.

Ms. Jaime Wisegarver stated that once they are classified as a church, there are no bed limits.

Chairman, Benjamin Shumaker requested a motion to approve the zoning determination.

Mr. Michael Nolan made a motion to modify that it is used as a church. Ms. Laura Nunnally seconded the motion.

**Members were polled:**

Michael Nolan	Aye
Laura Nunnally	Aye
Doris White	Aye
Benjamin Shumaker	Aye

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

**There was no new or unfinished business.**

**Agenda Item 9a. Zoning Ordinance**

Mr. Ron Etter told members the HPARB had started and completed their part of the ordinance. Mr. Etter also told members that the last Planning Commission work session would be held on February 26, 2020 and then going forward a community work group will be formed to add recommendations.

Mr. Michael Nolan was curious what would happen from there?

Chairman, Benjamin Shumaker was curious as to where the Board of Zoning Appeals will fall in to the ordinance rewrite.

Ms. Krista Cole, Secretary, stated that she would get the Board their part of the ordinance to begin reviewing.

Mr. Christopher Mackenzie told the Board that the BZA classes held at VCU are very useful and that the Board will want to hear any concerns or issues that they have or see.

Members and staff agreed to have attorney come up with a modified resolution.

**Agenda Item 9b. Annual Report**

Staff provided the board with 2019 Annual Board of Zoning Appeals Report.

**Agenda Item 10. Adjournment**

Chairman, Benjamin Shumaker requested a motion to adjourn. Mr. Michael Nolan made the motion to adjourn and Ms. Laura Nunnally seconded the motion.

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

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**Chairman, Benjamin Shumaker**

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**Secretary, Krista Cole**

**7a.**

**Variance Public Hearing**

**V-01-20 Byrd - Garnett**



King William  
County  
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District  
Travis J. Moskalski, Second District  
Stephen K. Greenwood, Third District  
C. Stewart Garber, Jr., Fourth District  
Edwin H. Moren, Fifth District

**TO:** Board of Zoning Appeals  
**FROM:** Sherry Graham, Zoning Administrator  
**SUBJECT:** Variance-01-19  
**DATE:** February 19, 2020

### **Summary of Request For V-01-20**

The applicants/owners, Alvin W. Byrd and Daisy P. Garnett are requesting a variance from Article VI, Section 86-203 of the Zoning Ordinance, which requires primary structures within the A-C Agricultural-Conservation District to have a minimum twenty-five feet setback from the side yard property lines. The lot was created as part of a family subdivision on April 6, 2000. The current house is approximately twenty-five feet from the western side yard property line, meaning expansion in that direction would result in an even lesser setback. The applicants/owners are requesting a seven-foot reduction in the required twenty-five-foot side setback in order to construct a 12 x 12 family room eighteen feet from the side property line. The property is located at 263 Garnett Lane, tax map parcel 21-97D and consists of approximately 1.42 acres of land. The property is zoned A-C (Agricultural-Conservation) and is located in the Aylett District.

### **Materials/Background**

The Variance packet includes the following:

Information Packet  
Application  
Receipt  
Deed  
Public Hearing Notice  
Public Notice – Adjacent Property Owners  
Plat  
Zoning Map  
GIS View  
Zoning District Map  
Voting Precinct Map  
Pictures

## Ordinance Requirements

Article VI, Section 86-203 of the Zoning Ordinance of King William County requires the minimum building side setback in the A-C (Agricultural-Conservation) District be twenty-five (25) feet.

## Code of Virginia

§ 15.2-2201 – “Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

## Additional findings:

1. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance:

Staff Comment: The owner acquired the property through her family. The applicant did not create the hardship.

2. On January 26, 1999, the Board of Zoning Appeals approved a request for a Special Exception in order to create a 1.42-acre lot from an 11.17-acre parcel with the following conditions:
  - a. The proposed subdivision is non-transferable. It is only to be used for Daisy P Garnett and immediate family member.
  - b. A surveyed plat of both the proposed parcel and the remaining parent tract shall be submitted to the subdivision agent within one (1) year of the date of the approval of the Special Exception.
  - c. Since this private road accesses three (3) or more dwellings, the road must be named and a street sign be posted at the applicant’s expense.
  - d. The new lot and house created by the Special Exception will be held by the applicant for a minimum of at least two (2) years.

Staff Comment: The current owner is still Daisy P. Garnett and she met all of the conditions required in the Special Exception.

3. The applicants are not able to locate the addition elsewhere due to the cost of relocating the utilities.

Staff Comment: The addition, if constructed, would not be easily seen from any of the adjacent neighboring properties.

If the Board approves the request, staff would recommend the following conditions:

- 1) If all required building and zoning permits have not been obtained on or before February 21, 2022, this variance shall become null and void. After which time, any construction which does not fully meet the requirements of the Zoning Ordinance shall require re-application for variance and approval by the Board of Zoning Appeals.

**6a.**  
**Application**

Date: 1-3-20

KING WILLIAM COUNTY, VIRGINIA  
APPLICATION FOR VARIANCE FROM ZONING ORDINANCE

1. **Owner(s):**

Name: Alvin W. Byrd + Daisy P. Garnett

Address: P.O. Box 423 Aylett, Va. 23009

Phone Number(s): (804) 769-7271

Email address: \_\_\_\_\_

2. **Applicant (if different from owner):**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number(s): ( \_\_\_\_\_ ) \_\_\_\_\_

Email address: \_\_\_\_\_

3. **Property identification**

Tax Map: ~~97-21D~~ 21-970

Physical address of property: 263 Garnett Ln.

Deed Book or Instrument number for title of property: 1.42 acres

Zoning District: A-C

Present use of property: Single family

4. A variance is requested from the requirements of Article 86-203, Section \_\_\_\_\_, of the Zoning Ordinance for King William County, Virginia.

Describe requested variance request in detail and provide information to each of the items the Board of Zoning Appeals will be considering in granting or denying the request:  
requesting a reduction in the required 25 foot side set back to 18 ft.

(a) Strict application of the ordinance will produce undue hardship relating to the property;

Due to the electrical on the left, septic system on the right, the well on front. There is no other place to put it.

(b) The hardship is not shared generally by other properties in the same zoning district and in the same vicinity;

Because we have the smallest lot. Family subdivision. It is long + narrow.

(c) Authorization of the variance will not be detrimental to adjacent properties and the character of the district will not be changed; and

Because of the lot is heavy wooded, cannot be seen by the adjacent properties.

(d) The condition or situation giving rise to the variance is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Zoning Ordinance.

No the shape of the lot makes it unique.

(e) The hardship seeking relief from is not self-inflicted by the owner.

No

I do certify that the information presented in this application is complete and accurate to the best of my knowledge. Members of the Board of Zoning Appeals and County employees are hereby authorized to enter upon the property described herein during normal working hours for the purpose of performing assigned duties in connection with this application.

Note: A power of attorney must be granted by the owner to the applicant if signed by someone other than the owner)

Alvin D. Boyd  
Applicant or Owner  
Daisy P. Garnett



**CERTIFICATE OF NOTARY PUBLIC**

STATE OF: Virginia COUNTY OF King William : to wit:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of Jan., 2020

Betty B. Brooks  
Notary Public

8/31/2023  
My Commission Expires



**Effective 07-2017**

**Revenue Transmittal Planning/Building Department  
King William County, VA**

Jan 3, 2020  
Date

Name: Alvin ...

Subdivision: \_\_\_\_\_

Address: 263 ...

Permit No: \_\_\_\_\_

Address: 263 ...

Tax Map No: 21-970

... VA

<u>Dept.</u>	<u>Description</u>	<u>Amount</u>
COPIES	Sale Of Copies (Maps, Data, Etc.)	\$ _____
CONUSE	Conditional Use/Rezoning Ap.	\$ _____
<u>VARINC</u>	Variance Applications	\$ <u>1,000.00</u>
APPEAL	Appeals Fees-Zoning Decisions	\$ _____
HISREV	Hist. Pres. & Architectural Review Bd.	\$ _____
SITE	Site Plan	\$ _____
SIGN	911 Road Sign Maintenance	\$ _____
BOND	Escrow Acct. for Cash Bonds	\$ _____
ERSE	Erosion/Sediment Control	\$ _____
PROF	Cash Proffers	\$ _____
SUBD	Subdivision Application	\$ _____
WETL	Wetlands Board	\$ _____
ZPER	Zoning Permits	\$ _____
BPER	Building Permits	\$ _____
SURC	Building Permit Surcharge	\$ _____
PLNR	Building Plans Review Fee	\$ _____
RENSP	Re-Inspection Fee / Penalty	\$ _____
FPCP	Fire Prevention	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

**TOTAL REMITTANCE TO TREASURER** \$ 1,000.00

S. ... 1/3/20

... 1/3/2020

Signature and Date  
Planning Office

Signature and Date  
Treasurer's Office

**6a.**

**Public Hearing Ad**

**KING WILLIAM COUNTY  
PUBLIC HEARING NOTICE**

The Board of Zoning Appeals of King William County, Virginia will hold a Public Hearing on Wednesday, February 19, 2020, at 6:30 p.m., or as soon thereafter as may be heard, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment and consider approval on the following matter:

**Variance V-01-20 – Owners/Applicants, Alvin W. Byrd and Daisy P. Garnett**

A request for a variance to reduce the required 25 feet side setback to 18 feet in order to construct a 12 x 12 feet addition. The property is located at 263 Garnett Lane, tax map parcel 21-97D and consists of approximately 1.42 acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Aylett District.

**A-01-20 – The Fix Ministry, LLC**

A request for an appeal of the Zoning Administrator's denial to expand a group home occupancy from eight beds to twenty beds on property located at 4465 Mount Olive Cohoke Road, tax map parcel 52-2. The property is zoned A-C (Agricultural-Conservation) and consists of approximately 18.5 acres.

All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, Virginia 23086; or by fax to (804)769-2235, or by email to [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us). Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record. All records pertaining to this matter may be viewed in the Planning and Zoning Office at 180 Horse Landing Road, King William, Virginia during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Planning and Zoning Office at (804) 769-4978 or email to [sgraham@kingwilliamcountv.us](mailto:sgraham@kingwilliamcountv.us).

By the authority of

Ron W. Etter  
Director of Community  
Development Secretary to the  
Board of Zoning Appeals

Please publish in the Tidewater Review on 2/5 and 2/12

**6a.**  
**Adjacent Property Owner**  
**List**

## **Adjacent Property List for V-01-20**

22-8

Thomas D Lumpkin, Jr.  
Amanda E. Lumpkin  
560 Commins Road  
Aylett, VA 23009  
560 Commins Road  
A-C, 10 acres  
Located in front of subject property

22-7

Frederick D. Morris  
464 Commins Road  
Aylett, VA 23009  
464 Commins Road  
A-C, 5.6 acres  
Located at the entrance to Garnett Lane

21-98

Frederic I. McGhee  
6346 Cold Harbor Road  
Mechanicsville, VA 23111  
A-C, 40 acres  
Vacant Lot across from subject property

21-97B

Joseph Holmes  
P.O. Box 204  
Aylett, VA 23009  
283 Garnett Lane  
A-C, 2 acres  
Located behind the subject property

21-97A

Alfred D. Brookes  
1033 Edgar Road  
Hanover, VA 23069  
211 Garnett Lane  
A-C, 2.01 acres  
Located beside the subject property

**6a.**

**Affadavit**



King William  
County  
Est. 1702

Department of Community Development

### AFFIDAVIT

### RE: PUBLIC NOTIFICATION

I hereby certify that the adjoining property owners (see attached list),

Case Number V-01-20

Applicant Alvin Boyd & Daisy J. Donnett

Request Variances - 263 Donnett Lane

Were notified of a public hearing on this matter with the

- Board of Zoning Appeals
- Planning Commission
- Board of Supervisors
- Other \_\_\_\_\_

Via letter(s) sent first class mail on Feb 5, 2020 (write in)  
Date

Sharon L. Durham  
Department Representative

2/5/2020  
Date

2.5.2020  
Date

K. Cole  
Notary

7/31/2023  
Commission Expires



**6a.**

**Owner Notification**



King William  
County  
Est. 1702

Board of Supervisors

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Ron W. Etter, Director  
Community Development

William L. Hodges, First District  
Travis J. Moskalski, Second District  
Stephen K. Greenwood, Third District  
C. Stewart Garber, Jr., Fourth District  
Edwin H. Moren, Jr., Fifth District

February 5, 2020

Mr. Alvin W. Byrd  
Ms. Daisy P. Garnett  
P.O. Box 423  
Aylett, VA 23009

**RE: Application for a Variance**

Dear Mr. Byrd and Ms. Garnett:

The Board of Zoning Appeals will hold a Public Hearing on Wednesday, February 19, 2020, at 6:30 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to consider your request for a variance for a reduction in the required side setbacks for an addition to be constructed at 263 Garnett Lane, Tax Map Parcel 21-97D.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham  
Zoning Administrator

**6a.**

**Adjacent Property Owner  
Letters**



King William  
County  
Est. 1702

Board of Supervisors

Ron W. Etter, Director  
Community Development

William L. Hodges, First District  
Travis J. Moskalski, Second District  
Stephen K. Greenwood, Third District  
C. Stewart Garber, Jr., Fourth District  
Edwin H. Moren, Jr., Fifth District

February 5, 2020

Mr. Alfred D. Brookes  
1033 Edgar Road  
Hanover, VA 23069  
Owner(s) of Record Tax Parcel 21-97A

**RE: Notice to adjacent property owners  
Request for Variance, V-01-20  
Tax Map Parcel 21-97D  
Owners: Alvin Byrd and Daisy Garnett**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, February 19, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

The owners are requesting a seven-foot reduction in the required twenty-five foot side setback in order to construct a 12 x 12 family room eighteen feet from the side property line. The property is located at 263 Garnett Lane, tax map parcel 21-97D and consists of approximately 1.42 acres of land. The property is zoned A-C (Agricultural-Conservation) and is located in the Aylett District.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-4964, or by email to [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us). Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us).

Sincerely,

Sherry L. Graham  
Zoning Administrator



King William  
County  
Est. 1702

Board of Supervisors

Ron W. Etter, Director  
Community Development

William L. Hodges, First District  
Travis J. Moskalski, Second District  
Stephen K. Greenwood, Third District  
C. Stewart Garber, Jr., Fourth District  
Edwin H. Moren, Jr., Fifth District

February 5, 2020

Mr. Joseph Holmes  
P.O. Box 204  
Aylett, VA 23009  
Owner(s) of Record Tax Parcel 21-97B

**RE: Notice to adjacent property owners  
Request for Variance, V-01-20  
Tax Map Parcel 21-97D  
Owners: Alvin Byrd and Daisy Garnett**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, February 19, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

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Sincerely,

Sherry L. Graham  
Zoning Administrator



King William  
County  
Est. 1702

Board of Supervisors

Ron W. Etter, Director  
Community Development

William L. Hodges, First District  
Travis J. Moskalski, Second District  
Stephen K. Greenwood, Third District  
C. Stewart Garber, Jr., Fourth District  
Edwin H. Moren, Jr., Fifth District

February 5, 2020

Mr. Frederic I. McGhee  
6346 Cold Harbor Road  
Mechanicsville, VA 23111  
Owner(s) of Record Tax Parcel 21-98

**RE: Notice to adjacent property owners  
Request for Variance, V-01-20  
Tax Map Parcel 21-97D  
Owners: Alvin Byrd and Daisy Garnett**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, February 19, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

The owners are requesting a seven-foot reduction in the required twenty-five foot side setback in order to construct a 12 x 12 family room eighteen feet from the side property line. The property is located at 263 Garnett Lane, tax map parcel 21-97D and consists of approximately 1.42 acres of land. The property is zoned A-C (Agricultural-Conservation) and is located in the Aylett District.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-4964, or by email to [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us). Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needed assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us).

Sincerely,

Sherry L. Graham  
Zoning Administrator



King William  
County  
Est. 1702

Board of Supervisors

Ron W. Etter, Director  
Community Development

William L. Hodges, First District  
Travis J. Moskalski, Second District  
Stephen K. Greenwood, Third District  
C. Stewart Garber, Jr., Fourth District  
Edwin H. Moren, Jr., Fifth District

February 5, 2020

Mr. Frederick D. Morris  
464 Commins Road  
Aylett, VA 23009  
Owner(s) of Record Tax Parcel 22-7

**RE: Notice to adjacent property owners  
Request for Variance, V-01-20  
Tax Map Parcel 21-97D  
Owners: Alvin Byrd and Daisy Garnett**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, February 19, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

The owners are requesting a seven-foot reduction in the required twenty-five foot side setback in order to construct a 12 x 12 family room eighteen feet from the side property line. The property is located at 263 Garnett Lane, tax map parcel 21-97D and consists of approximately 1.42 acres of land. The property is zoned A-C (Agricultural-Conservation) and is located in the Aylett District.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-4964, or by email to [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us). Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

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Sincerely,

Sherry L. Graham  
Zoning Administrator



King William  
County  
Est. 1702

Board of Supervisors

Ron W. Etter, Director  
Community Development

William L. Hodges, First District  
Travis J. Moskalski, Second District  
Stephen K. Greenwood, Third District  
C. Stewart Garber, Jr., Fourth District  
Edwin H. Moren, Jr., Fifth District

February 5, 2020

Mr. and Mrs. Thomas D. Lumpkin, Jr.  
560 Commins Road  
Aylett, VA 23009  
Owner(s) of Record Tax Parcel 22-8

**RE: Notice to adjacent property owners  
Request for Variance, V-01-20  
Tax Map Parcel 21-97D  
Owners: Alvin Byrd and Daisy Garnett**

Dear Land Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, February 19, 2020 at 6:30 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia to receive public comment on the following matter:

The owners are requesting a seven-foot reduction in the required twenty-five foot side setback in order to construct a 12 x 12 family room eighteen feet from the side property line. The property is located at 263 Garnett Lane, tax map parcel 21-97D and consists of approximately 1.42 acres of land. The property is zoned A-C (Agricultural-Conservation) and is located in the Aylett District.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by fax to (804)769-4964, or by email to [sgraham@kingwilliamcounty.us](mailto:sgraham@kingwilliamcounty.us). Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

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Sincerely,

Sherry L. Graham  
Zoning Administrator

**6a.**  
**Zoning Map**  
**&**  
**GIS Map**





**6a.**

**VDH Information**



COMMONWEALTH OF VIRGINIA  
VIRGINIA DEPARTMENT OF HEALTH  
King William County  
172 Courthouse Lane • P.O. Box 155  
King William, VA 23086

**Findings:**

**Review pursuant to Va. Code § 32.1-165**

Name: Alvin Byrd & Daisy Garnett Tax Map: 21-97D

Agent: \_\_\_\_\_

Phone Number: (804) 445-6047

Subdivision: (If Applicable) \_\_\_\_\_ Section: \_\_\_\_\_ Lot: \_\_\_\_\_

Physical Address: 263 Garnett Road

Is the existing onsite sewage system safe, adequate and proper or approvable as nonconforming for the proposed use?

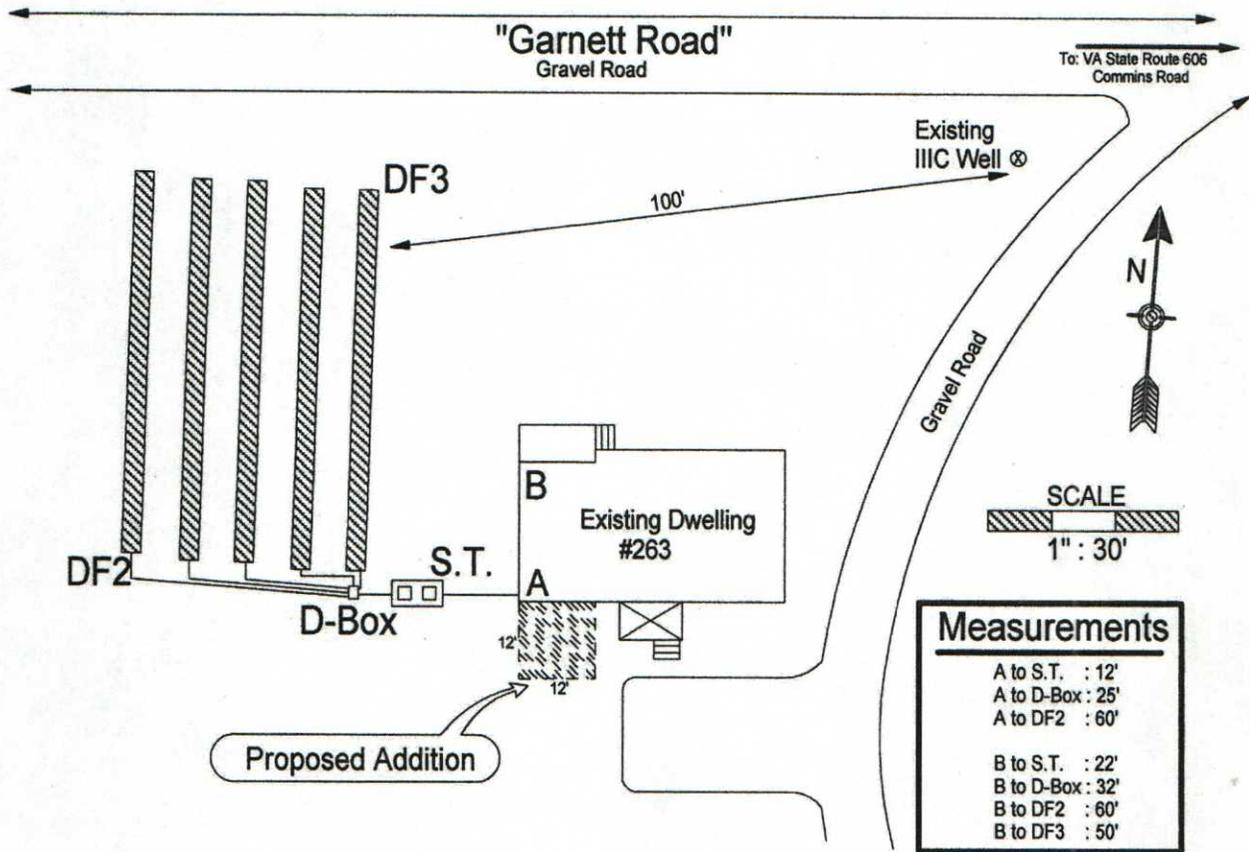
(YES) Comments: The existing sewage disposal system was evaluated and was found to be in acceptable condition at the time of evaluation \*\*\*Septic tank and d-box visually inspected following tank pump out\*\*\*

(NO) Comments: \_\_\_\_\_

Other Comments:

The proposed construction, 12' x 12' addition as described by owner, will not encroach on the existing septic system or the private well serving this parcel.

Site Sketch:



SIGNATURE: 

DATE: 1/10/2020

An owner may challenge a denial by requesting an Informal Fact-Finding Conference (IFFC) within 30 days of receipt of a decision. All requests for an IFFC must be sent in writing to the District Health Director and cite the reason or reasons for the request.

**6a.**

**Previous VDH Information**

**THIS PERMIT IS  
NOT TRANSFERABLE**

## Water Supply and/or Sewage Disposal System Construction Permit

Commonwealth of Virginia  
Department of Health  
King William Health Department

Health Department  
Identification Number 150-98-277  
Map Reference 21-97

### General Information

Water Supply System: New  Repair \_\_\_\_\_ Public \_\_\_\_\_ FHA \_\_\_\_\_ VA \_\_\_\_\_ Case No. \_\_\_\_\_  
 Sewage Disposal System: New  Repair \_\_\_\_\_ Expanded \_\_\_\_\_ Conditional \_\_\_\_\_ Public \_\_\_\_\_  
 Based on the application for a sewage disposal system construction permit filed in accordance with Section 2.13 E, of the Sewage Handling and Disposal Regulations and/or Section 2.13 of the Private Well Regulations a construction permit is hereby issued to:  
 Owner Daisy Barnett Telephone 443-2433  
 Address RT 1 Box 332 Jam Va 22560 For a Type E Sewage Disposal System or Well to be constructed on/at W. side of 606 approx 1 mile S. of 1608  
 Subdivision NA Section/Block \_\_\_\_\_ Lot \_\_\_\_\_ Actual or estimated water use 450 gal/day

DESIGN	NOTE: SEWAGE DISPOSAL SYSTEM INSPECTION RESULTS
<b>Water supply, existing:</b> (describe) _____ <b>To be installed:</b> class <u>3C bored well</u> cased <u>20'</u> grouted <u>20'</u>	<b>Water supply location:</b> Satisfactory yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Completion Report _____ G. W. 2 Received: yes <input type="checkbox"/> no <input type="checkbox"/> not applicable <input type="checkbox"/>
<b>Building sewer:</b> <u>4"</u> I.D. PVC Schedule 40, or equivalent. Slope 1.25" per 10' (minimum). <input type="checkbox"/> Other _____	<b>Building sewer:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Septic tank:</b> Capacity <u>1000</u> gals. (minimum). <input type="checkbox"/> Other _____	<b>Pretreatment unit:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Inlet-outlet structure:</b> PVC Schedule 40, 4" tees or equivalent. <input type="checkbox"/> Other _____	<b>Inlet-outlet structure:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Pump and pump station:</b> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> describe and show design. if yes: _____	<b>Pump &amp; pump station:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Gravity mains:</b> 3" or larger I.D., minimum 6" fall per 100', 1500 lb. crush strength or equivalent. <input type="checkbox"/> Other _____	<b>Conveyance method:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Distribution box:</b> Precast concrete with <u>6</u> ports. <input type="checkbox"/> Other _____	<b>Distribution box:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Header lines:</b> Material: 4" I.D. 1500 lb. crush strength plastic or equivalent from distribution box to 2' into absorption trench. Slope 2" minimum. <input type="checkbox"/> Other _____	<b>Header lines:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Percolation lines:</b> Gravity 4" plastic 1000 lb. per foot bearing load or equivalent, slope 2" 4" (min. max.) per 100'. <input type="checkbox"/> Other _____	<b>Percolation lines:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Absorption trenches:</b> Square ft. required <u>900</u> ; depth from ground surface to bottom of trench <u>24"</u> ; aggregate size <u>1/2"-1 1/2"</u> ; Trench bottom slope <u>2:4" / 100'</u> ; center to center spacing <u>9'</u> ; trench width <u>3'</u> ; Depth of aggregate <u>13"</u> ; Trench length <u>60'</u> ; Number of trenches <u>5</u>	<b>Absorption trenches:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
Date _____ Inspected and approved by: _____ <div style="text-align: center; margin-top: 10px;">             _____              Sanitarian           </div>	

NOT TRANSFERABLE

Health Department Identification Number 150-98-275

Schematic drawing of sewage disposal system and topographic features.

PAGE 2 OF 2

Show the lot lines of the building lot and building site, sketch of property showing any topographic features which may impact on the design of the system, all existing and/or proposed structures including sewage disposal systems and wells within 100 feet of sewage disposal system and reserve area. The schematic drawing of the sewage disposal system shall show sewer lines, pretreatment unit, pump station, conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be located on the same lot show all sources of pollution within 100 feet.

The information required above has been drawn on the attached copy of the sketch submitted with the application. Attach additional sheets as necessary to illustrate the design.

\* Install drainline on contour. ecc

(900 sq. ft 5' x 60' x 3' 24" deep)

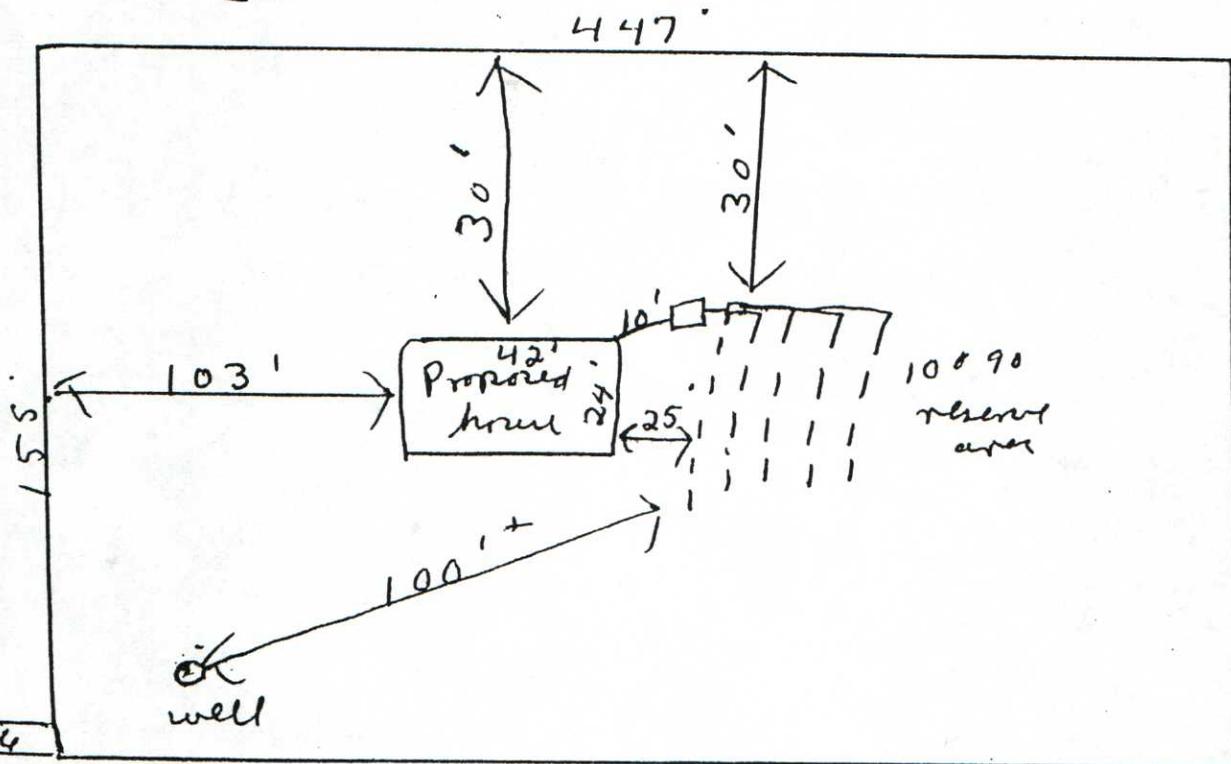
NOTE: Disturbance removal of soil during tree or vegetation removal and/or drainfield site preparation may void this permit.

A This permit has 100% reserve area identified and is greater than 100' from tidal/wetlands area.

B. This site may not meet the county's criteria of the Chesapeake Bay Preservation Act.

1. 100% Reserve area was not located contiguous to prime drainfield site.

2. Required separation distance from water and/or wetlands was not available.



The sewage disposal system is to be constructed as specified by the permit  or attached plans and specifications .

This sewage disposal system construction permit is null and void if (a) conditions are changed from those shown on the application (b) conditions are changed from those shown on the construction permit.

No part of any installation shall be covered or used until inspected, corrections made if necessary, and approved, by the local health department or unless expressly authorized by the local health dept. Any part of any installation which has been covered prior to approval shall be uncovered, if necessary, upon the direction of the Department.

Date: 12-15-98 Issued by: Clyde C. Davis, Jr. Sanitarian

This Construction Permit Valid until 6-15-2000

Date: \_\_\_\_\_ Reviewed by: \_\_\_\_\_ Supervisory Sanitarian

If FHA or VA financing

Reviewed by Date \_\_\_\_\_ Date \_\_\_\_\_ Supervisory Sanitarian Regional Sanitarian

NOT TRANSPARENT

Health Department Identification Number 150-98-27

Schematic drawing of sewage disposal system and topographic features.

PAGE 2 OF 2

Show the lot lines of the building lot and building site, sketch of property showing any topographic features which may impact on the design of the system, all existing and/or proposed structures including sewage disposal systems and wells within 100 feet of sewage disposal system and reserve area. The schematic drawing of the sewage disposal system shall show sewer lines, pretreatment unit, pump station, conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be located on the same lot show all sources of pollution within 100 feet.

The information required above has been drawn on the attached copy of the sketch submitted with the application. Attach additional sheets as necessary to illustrate the design.

\* Install drainfield on contour, ecd

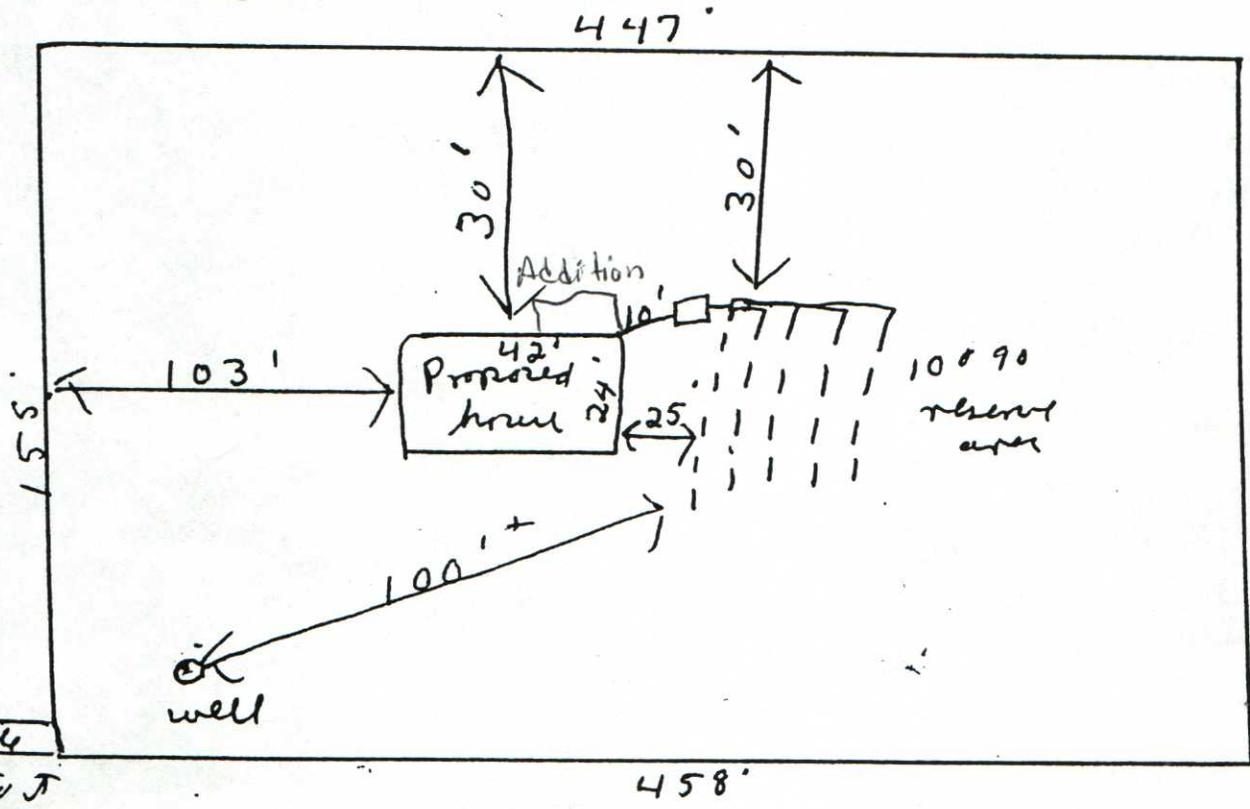
(900 sq. ft 5 lines 60' x 3' 24" deep)

NOTE: Disturbance removal of soil during tree or vegetation removal and/or drainfield site preparation may void this permit.

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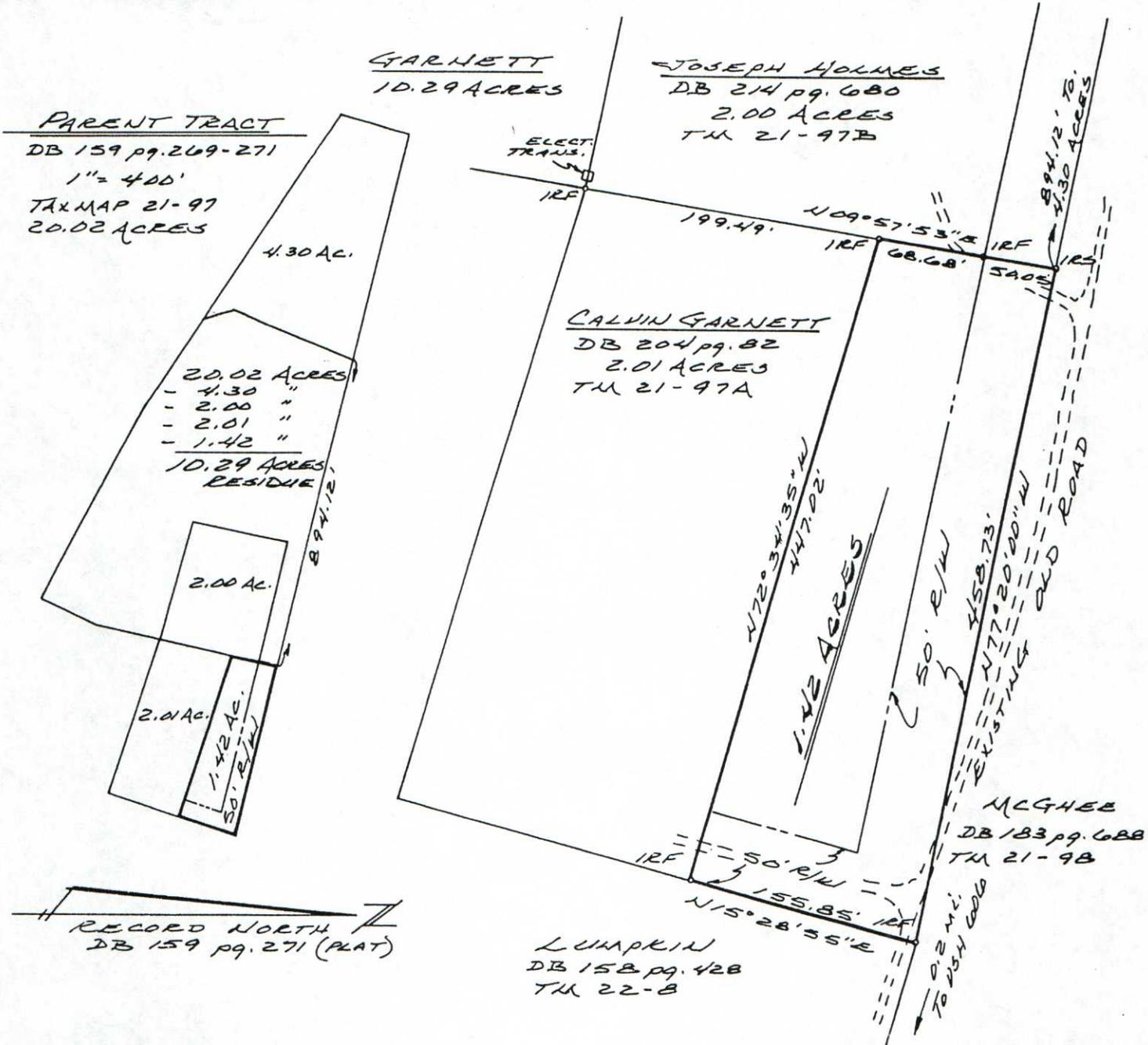
Date: 12-15-98 Issued by: Clyde C. Davis, Jr. Sanitarian

This Construction Permit Valid until 6-15-2000

Date: Reviewed by: Supervisory Sanitarian

If FHA or VA financing

Reviewed by Date Supervisory Sanitarian Date Regional Sanitarian



**PLAT OF DIVISION  
FOR: DAISY P. GARNETT**

1.42 acres being a part of the 20.02 acres of land conveyed to DAISY P. GARNETT by deed dated the 20th day of September, 1985 as of record in the Clerk's Office of King William County, Virginia, in Deed Book 159 at pages 269 - 271.

Situate in Acquinton Magisterial District of King William County, Virginia.

2 December, 1998

Scale: 1"=100'

**NOTE:**

- Lot Zoned: Agricultural.
- Setback limits: 50' front/rear, 25' sides.
- Lot is not in a flood zone.
- Lot subject to all covenants, easements, restrictions, reservations, conditions, and right of ways of public record.
- IRF/IRS: Iron Rod Found / Iron Rod Set.
- Lot requires a Special Exception.

**Surveyor's Certificate**

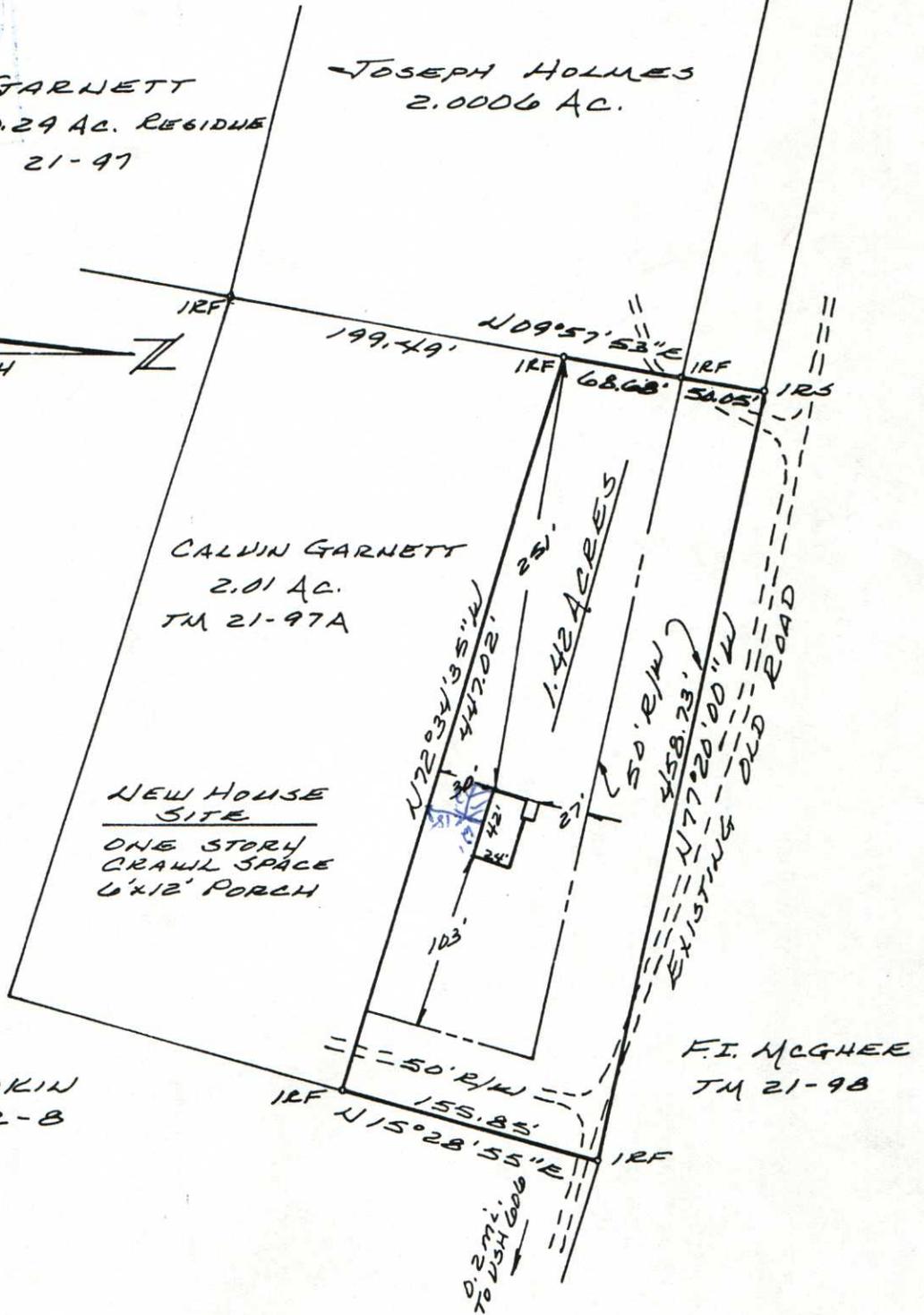
I do hereby declare that this survey is true and correct to the best of my knowledge and belief. That I performed a field survey on the 2nd day of December, 1998 and no encroachments were found.

Axis Land Surveying  
6806 Orchid Lane  
Fredericksburg, Va. 22407  
800-748-0614

SEP 6 2019

D. GARNETT  
10.29 AC. RESIDUE  
TM 21-97

JOSEPH HOLMES  
2.0006 AC.



**SITE PLAN**

**FOR: DAISY P. GARNETT and ALVIN W. BYRD**

1.42 acres being a part of Tax Map 21-97.

Deed Book \_\_\_\_\_ page \_\_\_\_\_.

Acquinton Magisterial District, King William County, Virginia.

2 December, 1998

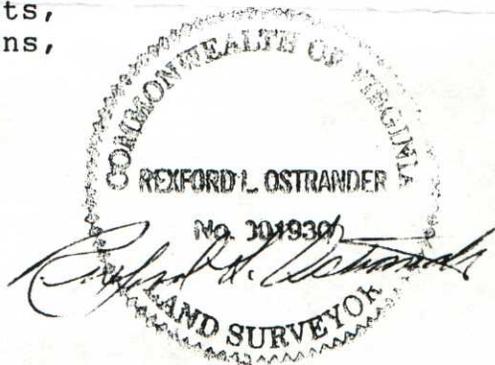
Scale: 1"=100'

**NOTE:**

- Lot zoned: Agricultural.  
Setback Limit: 50' front/rear and 25' sides.
- Lot is not in a flood zone.
- Lot subject to all covenants, easements, restrictions, reservations, conditions, and right of ways of public record.

**Survey by:**

Axis Land Surveying  
6806 Orchid Lane  
Fredericksburg, VA. 22407  
800-748-0614



**6a.**

**Special Exception Case**

**SE-01-99 Daisy Garnett**



# KING WILLIAM COUNTY

FOUNDED 1702 IN VIRGINIA

EXECUTIVE OFFICES: KING WILLIAM, VIRGINIA 23086

DAVID S. WHITLOW  
County Administrator

March 12, 1999

BOARD OF SUPERVISORS  
R.S. DIGGS, First District  
C.T. REDD, III, Second District  
J.E. MICKENS, Third District  
J.P. TOWNSEND, Fourth District  
L.T. McALLISTER, Fifth District

Telephone  
769-4927  
843-3422  
994-2937

Ms. Daisy P. Garnett  
P.O. Box 204  
Aylett, VA 23009

RE: Condition amendment for Special Exception Case # SE-1-99: Daisy P. Garnett  
Deletion of Previous Condition # 2

Dear Ms. Garnett:

At their meeting of February 23, 1999, the King William County Board of Zoning Appeals, on a motion by Paul Copeland, seconded by Bryant Wilson, voted to amend the conditions related to Special Exception SE-1-99 in order to create a 1.42 acre lot from a 11.71 acre parcel described as Tax Map Section 21, Parcel 97, so that a survey of the residual of the parent tract will not be required. The Special Exception is still subject to the following conditions:

1. The proposed subdivision is non-transferable. It is only to be used for Daisy P. Garnett and immediate family members.
2. Since this private road accesses three (3) or more dwellings, the road must be named and a street sign be posted at the applicant's expense.
3. The new lot and house created by the Special Exception will be held by the applicant for a minimum of at least two (2) years.

You should be advised that the survey plat of the 1.42 acre plat must be recorded with the Circuit Court. This recorded plat must be submitted at the time of Land Disturbance application. Land Disturbance and Building Permits will need to be issued by King William County before you can begin clearing land or construction.

If you have any further questions concerning this matter, please contact me at (804) 769-4973.

Sincerely,

Christina Goggin  
Zoning Administrator

cc: Greg Baka, Director of Community Development

CG/cg



# KING WILLIAM COUNTY

FOUNDED 1702 IN VIRGINIA

EXECUTIVE OFFICES: KING WILLIAM, VIRGINIA 23086

DAVID S. WHITLOW  
County Administrator

February 5, 1999

BOARD OF SUPERVISORS  
R.S. DIGGS, First District  
C.T. REDD, III, Second District  
J.E. MICKENS, Third District  
J.P. TOWNSEND, Fourth District  
L.T. McALLISTER, Fifth District

Telephone  
769-4927  
843-3422  
994-2937

Ms. Daisy P. Garnett  
P.O. Box 204  
Aylett, VA 23009

RE: Approval of Special Exception Case # SE-1-99: Daisy P. Garnett

Dear Ms. Garnett:

At their meeting of January 26, 1999, the King William County Board of Zoning Appeals, on a motion by A. Lorraine Washington, seconded by Thomas Chisholm, voted to **APPROVE** the above-captioned request for a Special Exception in order to create a 1.42 acre lot from a 11.71 acre parcel described as Tax Map Section 21, Parcel 97 subject to the following conditions:

1. The proposed subdivision is non-transferable. It is only to be used for Daisy P. Garnett and immediate family members.
2. A surveyed plat of both the proposed parcel and the remaining parent tract shall be submitted to the Subdivision Agent within one (1) year of the date of the approval of the Special Exception.
3. Since this private road accesses three (3) or more dwellings, the road must be named and a street sign be posted at the applicant's expense.
4. The new lot and house created by the Special Exception will be held by the applicant for a minimum of at least two (2) years.

You should be advised that the appropriate survey plats must be submitted and both a land disturbance and building permit will need to be issued by King William County before you can begin clearing land or construction.

If you have any further questions concerning this matter, please contact me at (804) 769-4973.

Sincerely,

Christina Goggin  
Zoning Administrator

cc: Greg Baka, Director of Community Development

CG/cg



# KING WILLIAM COUNTY

FOUNDED 1702 IN VIRGINIA

EXECUTIVE OFFICES: KING WILLIAM, VIRGINIA 23086

DAVID S. WHITLOW  
County Administrator

Telephone  
769-4927  
843-3422  
994-2937

## MEMORANDUM

BOARD OF SUPERVISORS  
R.S. DIGGS, First District  
C.T. REDD, III, Second District  
J.E. MICKENS, Third District  
J.P. TOWNSEND, Fourth District  
L.T. McALLISTER, Fifth District

**TO:** King William County Board of Zoning Appeals

**FROM:** Greg Baka, Director of Community Development **GB**

**DATE:** January 19, 1999

**RE:** SE-1-99 – Daisy P. Garnett

**CC:** Christina Goggin, Zoning Administrator

**ISSUE:** This is a request of Daisy P. Garnett for a Special Exception to create a lot less than 5 acres to construct a residence for the applicant. The parent parcel is 11.71 acres and the proposed lots will be 1.42 and 10.29 acres located in the A-C (Agricultural-Conservation District). The subject is located 0.2 (+/-) miles from the State Route 606 (Commins Road). It is shown as Section 21, Parcel 97 on the King William County Tax Maps.

**FACTS:** This is an unusual situation in that a 1.42 acre portion of the existing parent parcel (Section 21 Parcel 97) is no longer connected to the remaining 10.29 acres of this property. This disconnection resulted from a conveyance to Joseph Holmes shown as Section 21 Parcel 97 C. The applicant also owes back taxes on subject parcel. As per the King William County E-911 Ordinance, any road that provides access to three (3) or more dwellings must be named and have a street sign posted at the applicant's expense. Therefore, the applicant must post a street sign for the private road that accesses the proposed lot.

**PLANNING COMMISSION ACTION:** The King William County Planning Commission recommended **APPROVAL** on the condition that the applicant pay the back taxes on the subject parcel, by the date of the Board of Zoning Appeals meeting – January 26, 1999.

**RECOMMENDATIONS:** If the applicant pays the back taxes, staff recommends **APPROVAL** to be granted with the following conditions:

1. The proposed subdivision is non-transferable. It is only to be used for Daisy P. Garnett and immediate family members.

Board of Zoning Appeals Memorandum  
SE-1-99, Daisy Garnett  
January 19, 1999  
Page 2

2. A surveyed plat of both the proposed parcel and the remaining parent tract shall be submitted for approval to the Subdivision Agent within one (1) year of the date of the approval of the Special Exception.
3. Since this private road is needed to access ~~the subject parcel~~ provides access to three (3) or more dwellings, the road must be named and a street sign be posted at the applicant's expense.
4. The new lot and house created by the Special Exception will be held by the applicant for a minimum of at least two (2) years.

GB/cg

**THIS PERMIT IS  
NOT TRANSFERABLE**

**Water Supply and/or Sewage Disposal System Construction Permit**

Commonwealth of Virginia  
 Department of Health  
King William Health Department

Health Department  
 Identification Number 150-98-277  
 Map Reference 21-97

**General Information**

Water Supply System: New  Repair \_\_\_\_\_ Public \_\_\_\_\_ FHA \_\_\_\_\_ VA \_\_\_\_\_ Case No. \_\_\_\_\_  
 Sewage Disposal System: New  Repair \_\_\_\_\_ Expanded \_\_\_\_\_ Conditional \_\_\_\_\_ Public \_\_\_\_\_  
 Based on the application for a sewage disposal system construction permit filed in accordance with Section 2.13 E, of the Sewage Handling and Disposal Regulations and/or Section 2.13 of the Private Well Regulations a construction permit is hereby issued to:  
 Owner Daisy Barnett Telephone 443-2433  
 Address RT 1 Box 332 Jam Va 22560 For a Type E Sewage Disposal System or Well to  
 be constructed on/at W. side of 606- approx 1 mile S. of 1608  
 Subdivision NA Section/Block \_\_\_\_\_ Lot \_\_\_\_\_ Actual or estimated water use 450 gal/day

DESIGN	NOTE: SEWAGE DISPOSAL SYSTEM INSPECTION RESULTS
<b>Water supply, existing:</b> (describe) _____ <b>To be installed:</b> class <u>3C lined well</u> cased <u>20'</u> grouted <u>20'</u>	<b>Water supply location:</b> Satisfactory yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Completion Report _____ G. W. 2 Received: yes <input type="checkbox"/> no <input type="checkbox"/> not applicable <input type="checkbox"/>
<b>Building sewer:</b> <u>4"</u> I.D. PVC Schedule 40, or equivalent. Slope 1.25" per 10' (minimum). <input type="checkbox"/> Other _____	<b>Building sewer:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Septic tank:</b> Capacity <u>1000</u> gals. (minimum). <input type="checkbox"/> Other _____	<b>Pretreatment unit:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Inlet-outlet structure:</b> PVC Schedule 40, 4" tees or equivalent. <input type="checkbox"/> Other _____	<b>Inlet-outlet structure:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Pump and pump station:</b> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> describe and show design. if yes: _____	<b>Pump &amp; pump station:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Gravity mains:</b> 3" or larger I.D., minimum 6" fall per 100', 1500 lb. crush strength or equivalent. <input type="checkbox"/> Other _____	<b>Conveyance method:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Distribution box:</b> Precast concrete with <u>6</u> ports. <input type="checkbox"/> Other _____	<b>Distribution box:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Header lines:</b> Material: 4" I.D. 1500 lb. crush strength plastic or equivalent from distribution box to 2' into absorption trench. Slope 2" minimum. <input type="checkbox"/> Other _____	<b>Header lines:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Percolation lines:</b> Gravity 4" plastic 1000 lb. per foot bearing load or equivalent, slope 2" 4" (min. max.) per 100'. <input type="checkbox"/> Other _____	<b>Percolation lines:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
<b>Absorption trenches:</b> Square ft. required <u>900</u> ; depth from ground surface to bottom of trench <u>24"</u> ; aggregate size <u>2-13"</u> Trench bottom slope <u>2.4"/100'</u> center to center spacing <u>9'</u> ; trench width <u>3'</u> Depth of aggregate <u>13"</u> Trench length <u>60'</u> ; Number of trenches <u>5</u>	<b>Absorption trenches:</b> yes <input type="checkbox"/> no <input type="checkbox"/> comments _____ Satisfactory
Date _____ Inspected and approved by: _____ <div style="text-align: right;">Sanitarian</div>	

NOT TRANSFERABLE

Health Department Identification Number 150-98-275

**Schematic drawing of sewage disposal system and topographic features.**

PAGE 2 OF 2

Show the lot lines of the building lot and building site, sketch of property showing any topographic features which may impact on the design of the system, all existing and/or proposed structures including sewage disposal systems and wells within 100 feet of sewage disposal system and reserve area. The schematic drawing of the sewage disposal system shall show sewer lines, pretreatment unit, pump station, conveyance system, and subsurface soil absorption system, reserve area, etc. When a nonpublic drinking water supply is to be located on the same lot show all sources of pollution within 100 feet.

The information required above has been drawn on the attached copy of the sketch submitted with the application. Attach additional sheets as necessary to illustrate the design.

\* install drainline on contour, ecd

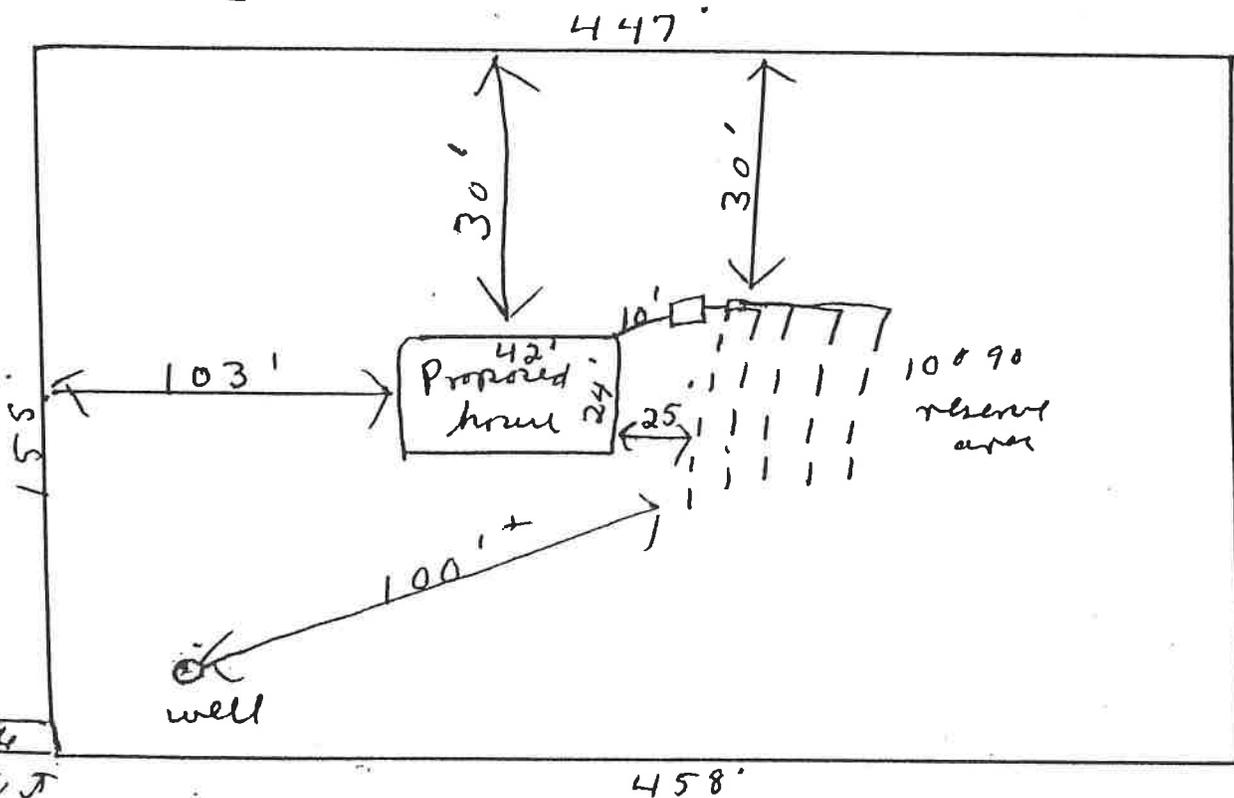
(900 sq. ft  
5 lines 60' x 3'  
24" deep)

NOTE: Disturbance removal of soil during tree or vegetation removal and/or drainfield site preparation may void this permit.

A) This permit has a 100% reserve area identified and is greater than 100' from tidal/wetlands area.

B. This site may not meet the county's criteria of the Chesapeake Bay Preservation Act.

- 1. 100% Reserve area was not located contiguous to prime drainfield site.
- 2. Required separation distance from water and/or wetlands was not available.



The sewage disposal system is to be constructed as specified by the permit  or attached plans and specifications .

This sewage disposal system construction permit is null and void if (a) conditions are changed from those shown on the application (b) conditions are changed from those shown on the construction permit.

No part of any installation shall be covered or used until inspected, corrections made if necessary, and approved, by the local health department or unless expressly authorized by the local health dept. Any part of any installation which has been covered prior to approval shall be uncovered, if necessary, upon the direction of the Department.

Date: 12-15-98 Issued by: Clyde C. Davis, Jr.  
Sanitarian

This Construction Permit Valid until 6-15-2000

Date: \_\_\_\_\_ Reviewed by: \_\_\_\_\_  
Supervisory Sanitarian

If FHA or VA financing

Reviewed by Date \_\_\_\_\_ Date \_\_\_\_\_  
Supervisory Sanitarian Regional Sanitarian

**6a.**  
**Pictures**





