



County of King William, Virginia

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

1. Call to Order
2. Roll Call
 - John Breeden
 - Bonnie Hite
 - Janie Rhoads
 - Stephen Greenwood
 - Don Wagner
3. Review and Adoption of Meeting Agenda
4. Review and Approval of Minutes:
 - a. June 2, 2020
5. Public Comment Period
6. Public Hearings
 - a. CUP-02-20 Shoaf/Tait
7. Old Business
 - a. Ordinance Input Update
8. New Business
9. Staff and/or Special Committee Reports
 - a. June Zoning Log
 - b. June Land Disturbance
 - c. June Building Report
10. Adjourn to Work Session

4a.

June 2, 2020

Meeting Minutes

**MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF JUNE 2, 2020**

At a regular meeting of the Planning Commission, held on June 2, 2020 at 7:00 P.M. in the King William Administration Building Board Room, as well as on Zoom, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Janie Rhoads (via Zoom)

Stephen Greenwood

John Breeden

Bonnie Hite

Don Wagner

Staff Present:

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

Agenda Item 3. Review and Adoption of Meeting Agenda

Chairman, Don Wagner requested a motion to adopt the June 2, 2020 meeting agenda. Ms. Bonnie Hite made a motion and the motion was seconded by Mr. Stephen Greenwood.

The vote was unanimous on this motion.

Agenda Item 4. Review and Approval of Minutes

Chairman, Don Wagner asked if there were any comments from the Commissioners on the May 5th meeting minutes.

Ms. Janie Rhoads stated that on Page 3 under New Business, “cold” needed to be changed to “could”.

Chairman, Don Wagner requested a motion to approve the minutes with the amended change. Mr. Stephen Greenwood made a motion and the motion was seconded by Mr. John Breeden.

The vote was unanimous on this motion.

Agenda Item 5. Public Comment Period

Being that there were no comments submitted to the County, the public comment period was closed.

Agenda Item 6. New Business

- a. Mr. Steve Hudgins, Director of Operations, gave a brief presentation on infrastructure needs in the County. Mr. Hudgins mentioned adding the Industrial Park to the Central Garage system.

Mr. Greenwood was curious where the Central Garage system goes to.

Mr. Breeden expressed his interest in a copy of the presentation.

Mr. Greenwood also wanted to know if the Central Garage well was useless.

Chairman, Wagner was curious if the existing lines would have sufficient capacity.

- b. Chairman, Wagner expressed his concerns on the Zoning Map and what it looks like now and stated that the Commission should really take a look into whether they want to continue residential spread across the County, as well as speculative development throughout the County.

Mr. John Breeden requested a Large Zoning and Future Land Use Map for the commissioners.

Mr. Ron Etter confirmed that the Planning Commission would be involved in the hiring of a consultant for the Comprehensive Plan.

Chairman, Wagner expressed that the Commission really needed to think about what King William is known for and what would we like to be known for, as well as what serves the best needs of the citizens.

Agenda Item 7. Old Business

- a. Mr. Breeden told Commission members that he was able to get 7 people to agree to work in the Solar Work Group. He also stated that they would welcome comments and joining members, as he encourages anyone with comments to speak up. The group will report to the Planning Commission and Board of Supervisors.

Mr. Ron Etter was curious if they would be holding in person meetings.

- b. Mr. Ron Etter stated that he was working on a marketing campaign to get the public input on the 2020 Draft Zoning Ordinance, once put together he would send to all Boards and Committees.

Mr. John Breeden stated that he did not see his recommended changes in 86-160 and was curious if that was an open issue.

- c. Chairman, Wagner requested that the Planning Department make every effort to get Public Hearing info to the Commission prior to advertising.

Agenda Item 8. Staff Updates and Reports

Staff provided the monthly reports to the Planning Commission and there were no questions or concerns.

Agenda Item 9. Adjourn

Chairman, Wagner requested a motion to adjourn. Mr. John Breeden made a motion was seconded by Ms. Bonnie Hite.

The vote was unanimous on this motion.

Don Wagner , Chairman

Ron Etter, Planning Secretary

6a.

CUP-02-20

Shoaf/Tait



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

TO: Planning Commission
FROM: Sherry Graham, Zoning Administrator
SUBJECT: CUP 02-20
DATE: July 7, 2020

Summary of Request for CUP 02-20

The applicants, Todd Shoaf and Kelly Tait, are requesting a Conditional Use Permit in order to construct a 24 x 56.6' attached accessory dwelling. The proposed accessory dwelling is to be located at 6585 Mount Olive Cohoke Road, Tax Map Parcel 53-1-1. The property consists of 10.68 acres and is mostly cleared with woods located to the left side and rear of the property. There is currently a single-family home located on the property that was constructed in 2007. The property is zoned A-C, (Agricultural-Conservation) and is located in the Courthouse District.

Attachments

Application
Receipt
Public Hearing Notice
Public Notice-Owner, Applicant and Adjacent Property Owners
Health Department Approval
Plats
Zoning Map
GIS View
Future Land Use Map
Pictures

Public Notice:

Legal ads were run in the Tidewater Review on June 24 and July 1, 2020, for the Planning Commission's Public Hearing. Notices to adjacent property owners were mailed on June 17, 2020. Staff posted a sign in front of the property on June 12, 2020 indicating there is a pending zoning action and provided contact information.

Analysis

This area consists of single-family residential homes and farm land, predominately on lots over 5 acres.

2016 Comprehensive Plan

One of the goals in the Comprehensive Plan is to encourage the development of a variety of housing types to accommodate current and future citizens of varying ages, stations in life, and income levels.

One of the implementation strategies is to “Consider revisions to the County Ordinance that permits options for accessory/secondary housing for family members requiring care”.

Conditional Use Permit Analysis

The designation of a use as a conditional use in a zoning district means that the use may not be appropriate in all cases, depending upon whether CUP conditions can be met.

Article X, Section 86-452 provides general guide and standards for obtaining a Conditional Use Permit. The Zoning Ordinance, Section 86-456 states that a conditional use should be approved if it is found that:

1. The location is appropriate and not in conflict with the comprehensive plan.
Staff Comment: The property is zoned A-C and is designated Agricultural in the 2016 Future Land Use Map of the Comprehensive Plans.
2. The public health, safety, morals and general welfare will not be adversely affected.
Staff Comment: There is an existing single-family dwelling located on the property. The accessory dwelling will be constructed onto the back of the existing dwelling and is for the mother/mother-in-law.
3. Adequate utilities and off-street parking facilities will be provided.
Staff Comment: The property is on well water and a private septic system. The homeowners have already obtained approval from the Health Department for this addition. The property currently provides adequate off-street parking.
4. Necessary safeguards will be provided for the protection of surrounding property, persons and the neighborhood values.
Staff Comment: Since the accessory dwelling will be constructed as an addition, the surrounding properties will not see any difference. The accessory dwelling cannot be seen from the road and will be located more than seventy-five (75) feet from the nearest property line.

The Planning Commission may recommend reasonable conditions to the Board of Supervisors, as it believes necessary to accomplish the objectives of this chapter.

Recommendation

Staff recommends a favorable decision on this application to the Planning Commission and Board of Supervisors.

If approved, Staff recommends the following conditions:

1. The accessory dwelling shall be occupied by immediate family only.



CONDITIONAL USE PERMIT APPLICATION

King William County

Department of Community Development

180 Horse Landing Rd. #4 King William, VA 23086

Phone (804) 769-4980 Fax (804) 769-2235

1. Owner: Todd Shoaf, Kelly Tait
Name: _____
Address: 6585 Mount Olive Coboke Rd., King William, VA 23086
Phone Number: 804-887-9848

2. Applicant:
Name: _____
Address: _____
Phone Number: _____

3. Property description:
(a) Size (acres): 10.68 Road frontage: 360 ft

(b) Deed recorded in Deed Book _____ at Page _____

Plat recorded in Plat Book 20 at Page 3

Tax Map: 53 Section 1, Parcel 1

(c) Zoning District: 03 - West Point

4. Hours of operation of the planned facility: Residence

5. Describe water supply plans: Well (existing)

6. Describe sewage disposal plans: Septic (existing)

7. Attach a statement describing how specific conditions stated in Article X, Sec. 86-451, of the Zoning Ordinance for the type of project planned will be met.

I hereby certify that the information presented in this application and on the accompanying site plan is complete and accurate to the best of my knowledge. County officials and employees are authorized to enter upon the property described herein during regular working hours for the purpose of performing assigned duties in connection with this application.

Signature of Owner or Applicant: Kelly Tan'it

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

The foregoing instrument was acknowledged before me this 29th day of 20²⁰.



Betty B. Brooks
Notary Public

8/31/2020
My Commission Expires

Revenue Transmittal Planning/Building Department King William County, VA

May 29, 2020
Date

Name: Burke & Son, Inc.

Subdivision: _____

Address: 2571 Liberty Hill, S.
Mechanicsville, VA 23139

Permit No: _____

Tax Map No: 53-1-1

<u>Dept.</u>	<u>Description</u>	<u>Amount</u>
COPIES	Sale Of Copies (Maps, Data, Etc.)	\$ _____
CONUSE	Conditional Use/Rezoning Ap.	\$ <u>2500.⁰⁰</u>
VARINC	Variance Applications	\$ _____
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		\$ <u>2500.⁰⁰</u>

Pd
CK# 11318

Joseph J. Jordan 5/29/2020

Signature and Date
Planning Office

William A. Carter 5/29/2020

Signature and Date
Treasurer's Office

**King William County
Public Hearing Notice**

The Planning Commission of King William County, Virginia will hold a Public Hearing on Tuesday, July 7, 2020, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia, or virtually via Zoom Meeting, to receive public comment on the following matter:

CUP-02-20: Owners/Applicants – Clayton Todd Shoaf and Kelly I. Tait

A request for a Conditional Use Permit to construct an attached accessory dwelling to be located at 6585 Mount Olive Cohoke Road, Tax Map Parcel 53-1-1. The property consists of 10.68 acres and is zoned A-C, (Agricultural-Conservation) and located in the Courthouse District. The Future Land Use Map in the 2016 Comprehensive Plan indicates Rural Land use for the property.

All interested persons may appear and present their views at the above time and place, or via the Zoom Meeting, as applicable. 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 email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission 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.

By Authority of
Ron W. Etter
Director of Community Development
Secretary to the Planning Commission
Ad to run June 24th and July 1, 2020

**Todd Clayton Shoaf
Kelly I. Tait
6585 Mount Olive Cohoke Road
53-1-1
10.68 Acres, Zoned A-C
Proposed Attached Accessory Dwelling (In-law Suite)**

- 1) Anna Paz
6653 Mount Olive Cohoke Road
King William, VA 23086
10.37 acres, zoned A-C
53-2-2

- 2) William Brian Hodges
6533 Mount Olive Cohoke Road
King William, VA 23086
10.69 acres, zoned A-C
53-1-2

- 3) Howard E. Barton, Jr.
734 Green Vale Road
Lancaster, VA 22503
Property located at 6578 Mount Olive Cohoke Road
7.14 acres, zoned A-C
53-5-3

- 4) KWCC, LLC
3108 Monticello Drive
Raleigh, NC 27612
Property located on Powhatan Trail (located behind subject property)
388.5 acres, zoned A-C
46-22

- 5) Luke T. Hallman
6709 Mount Olive Cohoke Road
King William, VA 23086
10.39 acres, zoned A-C
53-2-1

- 6) Michael L. Norman
6822 Mount Olive Cohoke Road
King William, VA 23086
6.33 acres, zoned A-C
53-9C

- 7) William C. Prince
714 Waterfence Road
Mattaponi, VA 23110
Property located to the left of 6533 Mount Olive Cohoke Road
20.64 acres, zoned A-C
53-2

- 8) Mitchell Bays
9634 Mesquite Road
Glen Allen, VA 23060
Property located at 6474 Mount Olive Cohoke Road
10.1 acres, zoned A-C
53-5-2

- 9) Michael A. Foster
6684 Mount Olive Cohoke Road
King William, VA 23086
5.53 acres, zoned A-C
53-9D



King William
County
Est. 1702

Board of Supervisors

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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

June 17, 2020

Mr. Todd Clayton Shoaf
Ms. Kelly I. Tait
6585 Mount Olive Cohoke Road
King William, VA 23086

RE: Application for A Conditional Use Permit 02-20, To Construct an Accessory Dwelling on your Property Located At 6585 Mount Olive Cohoke Road, Tax Map Parcel 53-1-1.

Dear Mr. Shoaf and Ms. Tait:

The Planning Commission will hold a Public Hearing on Tuesday, July 7, 2020, at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia or via the Zoom Meeting, as applicable, to consider your request for a conditional use permit in order to construct an accessory dwelling on your property located at 6585 Mount Olive Cohoke Road, tax map parcel 53-1-1.

Your attendance is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Zoning Administrator



King William
County
Est. 1702

Board of Supervisors

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June 17, 2020

Ms. Anna Paz
6653 Mount Olive Cohoke Road
King William, VA 23086

**RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 02-20
Tax Map Parcel: 53-1-1
Owner/Applicants: Todd Clayton Shoaf and Kelly I. Tait**

Dear Property Owner:

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You are being notified of this hearing because your property is adjacent to or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place, or via the Zoom Meeting, as applicable. 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 email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission 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.

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June 17, 2020

Mr. William B. Hodges
6533 Mount Olive Cohoke Road
King William, VA 23086

**RE: Notice to Adjacent Property Owners
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Tax Map Parcel: 53-1-1
Owner/Applicants: Todd Clayton Shoaf and Kelly I. Tait**

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June 17, 2020

Mr. Howard E. Barton, Jr.
734 Green Vale Road
Lancaster, VA 22503

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June 17, 2020

KWCC, LLC
3108 Monticello Drive
Raleigh, NC 27612

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June 17, 2020

Mr. Luke T. Hallman
6709 Mount Olive Cohoke Road
King William, VA 23086

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June 17, 2020

Mr. Michael L. Norman
6822 Mount Olive Cohoke Road
King William, VA 23086

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June 17, 2020

Mr. William C. Prince
714 Waterfence Road
Mattaponi, VA 23110

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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

June 17, 2020

Mr. Mitchell Bays
9634 Mesquite Road
Glen Allen, VA 23060

**RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 02-20
Tax Map Parcel: 53-1-1
Owner/Applicants: Todd Clayton Shoaf and Kelly I. Tait**

Dear Property Owner:

The King William County Planning Commission will hold a Public Hearing on Tuesday, July 7, 2020, at 7:00 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:

A request for a Conditional Use Permit to construct an attached accessory dwelling to be located at 6585 Mount Olive Cohoke Road, Tax Map Parcel 53-1-1. The property consists of 10.68 acres and is zoned A-C, (Agricultural-Conservation) and located in the Courthouse District.

You are being notified of this hearing because your property is adjacent to or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place, or via the Zoom Meeting, as applicable. 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 email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission 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.

Sherry L. Graham
Zoning Administrator



King William
County
Est. 1702

Board of Supervisors

Ron W. Etter, Director
Community Development

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Travis J. Moskalski, Second District
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June 17, 2020

Mr. Michael A. Foster
6684 Mount Olive Cohoke Road
King William, VA 23086

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Sherry L. Graham
Zoning Administrator



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: Todd Shoaf Tax Map: 53-1-1

Agent: Bethlehem Construction, c/o: Eli Grimes

Phone Number: (434) 547-8879

Subdivision: (If Applicable) Mount Olive Estates Section: _____ Lot: 1

Physical Address: 6585 Mt. Olive-Cohoke 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 recently maintained and evaluated by C&W Hanover Septic and was found to be in proper working condition at the of his evaluation ***See attached evaluation report *** VDH also conducted a site evaluation were no deficiencies were observed

(NO) Comments: _____

Other Comments:

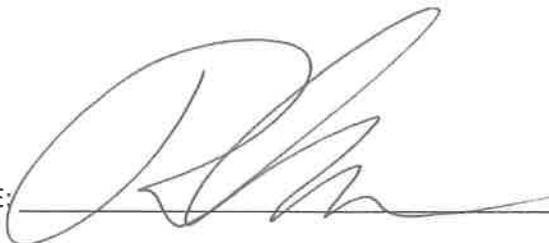
It appears that the Newly Proposed Addition is to be constructed within 50' of the existing well, if termite treatment is desired alternative termite treatment will be required, per 12VAC5-630-380. VDH Private Well Regulations required a minimum setback of 10' from a well and **any** building foundation, per 12VAC-630-380.

The SDS serving this dwelling has been approved as a 4bdm/600gpd system (OP attached). Records indicate that the current existing dwelling is a three bedroom, therefore the additional 1 bedroom addition may be added without obtaining additional VDH permits if not additional SDS components are required to tie into the existing system.

Site Sketch:

See Attached

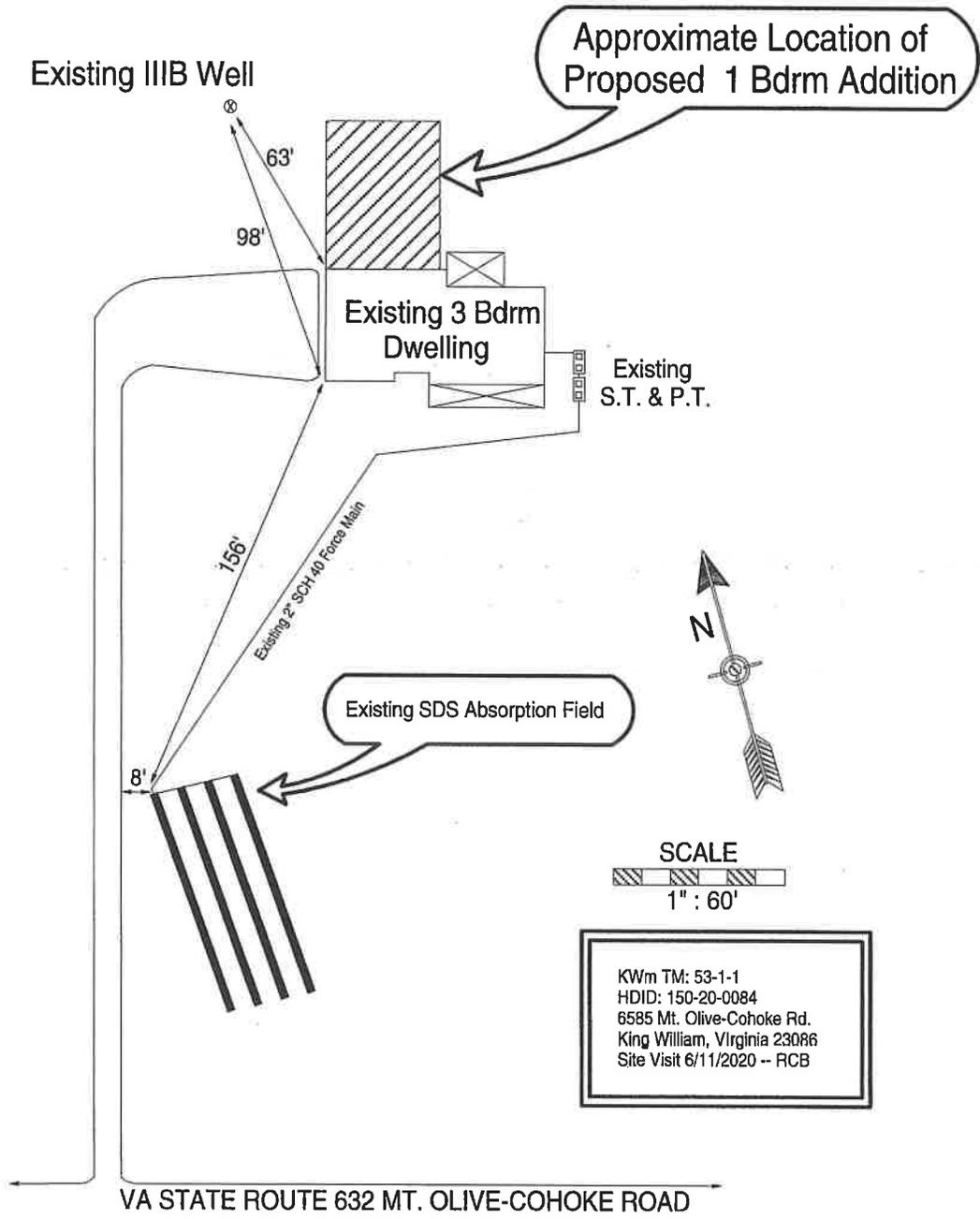
SIGNATURE: _____

A handwritten signature in black ink, appearing to be 'R. H.', written over a horizontal line.

DATE: _____

A handwritten date '6/5/2020' in black ink, written over a horizontal line.

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.



KWm TM: 53-1-1
 HDID: 150-20-0084
 6585 Mt. Olive-Cohoche Rd.
 King William, Virginia 23086
 Site Visit 6/11/2020 -- RCB



Invoice #18051

From C&W HANOVER SEPTIC
804-746-2749
cwhanoverseptic@gmail.com
cwhanoverseptic.com
PO BOX 727
MECHANICSVILLE, VA 23111

JAMIE SARVER

6585 MOUNT OLIVE COHOKE RD
King William, Virginia 23086

Client Phone 804-869-6480
Bill To 6585 MOUNT OLIVE COHOKE RD
King William, Virginia 23086
Issued 03/13/2020
Due 03/28/2020
DPOR Oper Lic 1942001281

DPOR Inst Lic # 1944001260

For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	TOTAL
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03/12/2020

INSPECTION W/ PUMPING REPORT

Our company performed the septic inspection on the property listed above on 03/12/2020. The tank was opened, inspected and pumped. This system is a pump station. Meaning that the water from the septic tank is held in a separate tank and then pumped to the drainfield. The lid on the pump tank has a small break in it. The pump and it's component are working well. The system has four drainfield lines. The lines are approximately 60-70' long. There was no water surfacing over the drainfield during rod probing.

\$585.00

Recommendation: At this time the septic system is in proper working order with no evidence of malfunction. We do recommend replacing the riser lid on the pump tank. The small hole will allow rain water to get into the pump tank. If you would like a quote on replacing it, please let us know.

There are many extenuating circumstances that affect how a septic system will work over a period of time. These factors include and are not limited to, age of system, number of occupants, weather conditions, personal habits of occupants, and maintenance of the system. Our findings and representations are based on the conditions in place at the time of our inspection and in no way extend any liability for occurrences within this system in the future.

Total \$585.00

Thank you for your business. Please contact us with any questions regarding this invoice.



King William County Health Department
P.O. Box 155
King William Courthouse, Virginia 23086
(804) 769-4988 Voice
(804) 769-2155 Fax

Sewage Disposal System Operation Permit

Property Owner

Holly Homes
9138 Barricade Ln.
Mechanicsville, Virginia 23116
Phone: (804) 400-5230

Health Dept. ID: **150-06-229**
Tax Map: **53-2 Mount Olive Estates**
Lot 1

Locality: King William

Property Location

Property Address: Mt. Olive/Cohoke Rd.
King William, Virginia

Subdivision: Mt. Olive Estates, Lot 1

Directions: Rt. 30 towards West Point, right onto Rt. 633 (Powhatan Trail), right onto Rt. 632 (Mt. Olive/Cohoke Rd.) and the property is on the right and occupies a cleared soybean field.

=====

Holly Homes is hereby granted permission to operate a septic tank effluent and drainfield Sewage System at the above referenced location, having a design capacity of **600** gallons per day, or **4** bedrooms maximum.

This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended, and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

Water Supply: Installed CIIB Well

October 30, 2007
Effective Date

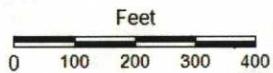
Ryan Fletcher
EHS


Signed October 30, 2007

King William County, Virginia

Legend

-  County Boundary
-  Parcel Boundaries
- Hidden WestPoint_Streets 4514



Title:

Date: 5/27/2020

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and King William County, VA is not responsible for its accuracy or how current it may be.

NOTIFICATION

NOTIFICATION OF THE LAND
 TOTAL AREA 42.15 ACRES,
 THESE ESTATES SITUATED
 IN THE DISTRICT OF KING
 WILLIAM COUNTY, VIRGINIA,
 AS SHOWN ON THE TAX MAPS,
 AND IN ACCORDANCE WITH
 THE DEED OWNERS,
 AND ANY.

THIS 6th

2006.

[Signature] (SEAL)

LLC

NOTIFICATION

THE STATE OF VIRGINIA,
 I DO HEREBY CERTIFY
 IF ANY, WHOSE NAME(S)
 SENT AND DEDICATION
 DATE OF March 6th
 BEFORE ME IN MY COUNTY

THIS 6th DAY OF

2006

[Signature]

[Signature]

NOTIFICATION

BEST OF MY KNOWLEDGE
 THESE ESTATES OF THE KING WILLIAM
 COUNTY HAVE BEEN COMPLIED WITH,
 AS SHOWN ON THIS PLAT
 CONVEYED BY DEED DATED
 RECORDED IN THE OFFICE OF
 THE CLERK OF KING WILLIAM COUNTY AS
 RECORDED ON THE 17th DAY OF

22nd

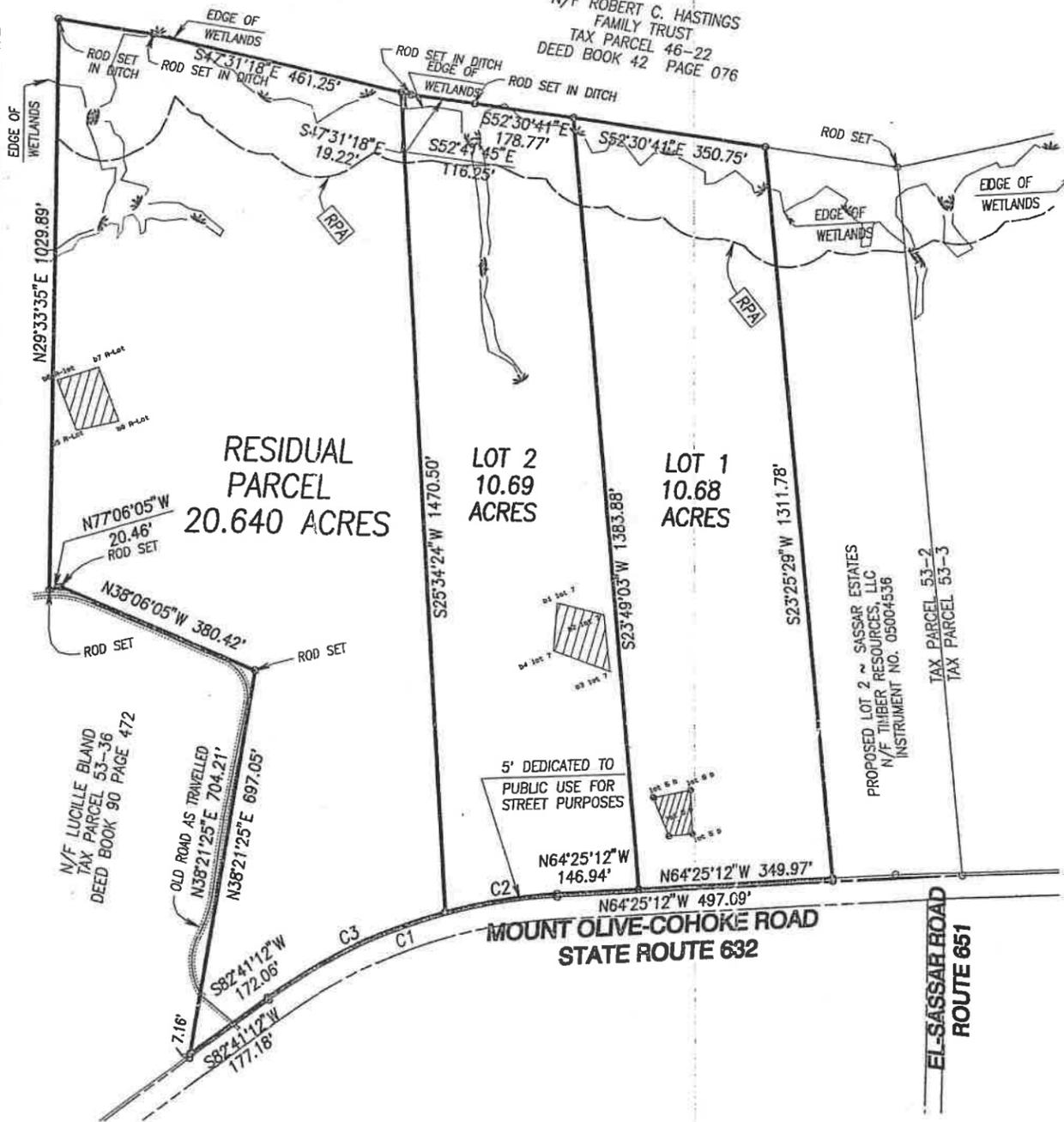
INSTRUMENT #060001764
 RECORDED IN THE CLERK'S OFFICE OF
 KING WILLIAM COUNTY ON
 MAR 10, 2006 AT 09:22AM
 PATRICIA M. NORMAN, CLERK
 RECORDED BY: PMN PMN
 ASSOC., INC

APPROVAL STATEMENT

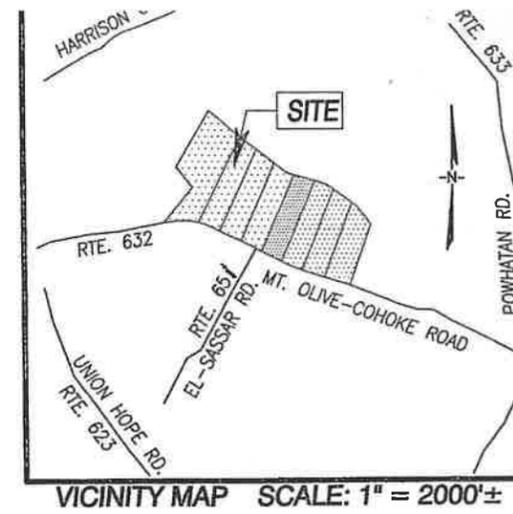
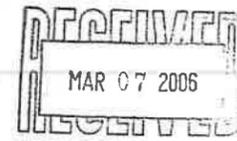
FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE
 WITH THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING
 ORDINANCE (THE LOCAL HEALTH DEPARTMENT TO ACCEPT
 THESE WITH LOCAL ORDINANCES).

FOR THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO
 AN ORDINANCE WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT

N/F LUCILLE BLAND ~ TAX PARCEL 53-36 ~ DEED BOOK 90 PAGE 472



LINE	LENGTH	CHORD BEARING	RADIUS	DELTA	CHORD
C1	559.70'	N80°52'00"W	974.93'	32°53'35"	552.05'
C2	204.07'	N70°23'10"W	979.93'	11°55'56"	203.71'
C3	358.50'	N86°49'58"W	979.93'	20°57'40"	356.50'



GENERAL NOTES :

- 1) WATER : INDIVIDUAL WELL
- 2) SEWER : INDIVIDUAL SEPTIC TANK & DRAINFIELD
- 3) TOTAL AREA : 42.15 ACRES
 AREA IN LOTS : 42.01 ACRES
 AREA IN ROAD R-O-W = 0.14 ACRES
- 4) USE: RESIDENTIAL
- 5) NUMBER OF LOTS: THREE
- 6) ZONED: A-R
- 7) TAX PARCEL: 53-2 (PART)
- 8) OWNER & DEVELOPER
 TIMBER RESOURCES, LLC
 ROUTE 1, BOX 10A
 WALKERTON, VIRGINIA 23177
- 9) THIS PROPERTY DOES NOT LIE IN A H.U.D. DESIGNATED FLOOD HAZARD ZONE A AS SHOWN ON COMMUNITY PANEL NUMBER 510304-0045A. THIS PROPERTY DOES LIE IN ZONE X. EFFECTIVE DATE FEBRUARY 06, 1991.
- 10) THERE ARE RESOURCE PROTECTION AREAS LOCATED WITHIN THE LIMITS OF THIS SUBDIVISION APPROXIMATELY AS SHOWN HEREON.
- 11) NON-TIDAL WETLANDS ARE APPROXIMATELY AS SHOWN HEREON.

THESE LOTS ARE NOT TO BE FURTHER SUBDIVIDED

RESOURCE PROTECTION AREA CERTIFICATE

I, PAUL JALBERT, A LICENSED LAND SURVEYOR DO HEREBY CERTIFY THAT THE RESOURCE PROTECTION AREA IS DELINEATED PRESCRIBED IN THE KING WILLIAM COUNTY ZONING ORDINANCE.

[Signature]
 PAUL JALBERT (S. 1434B)

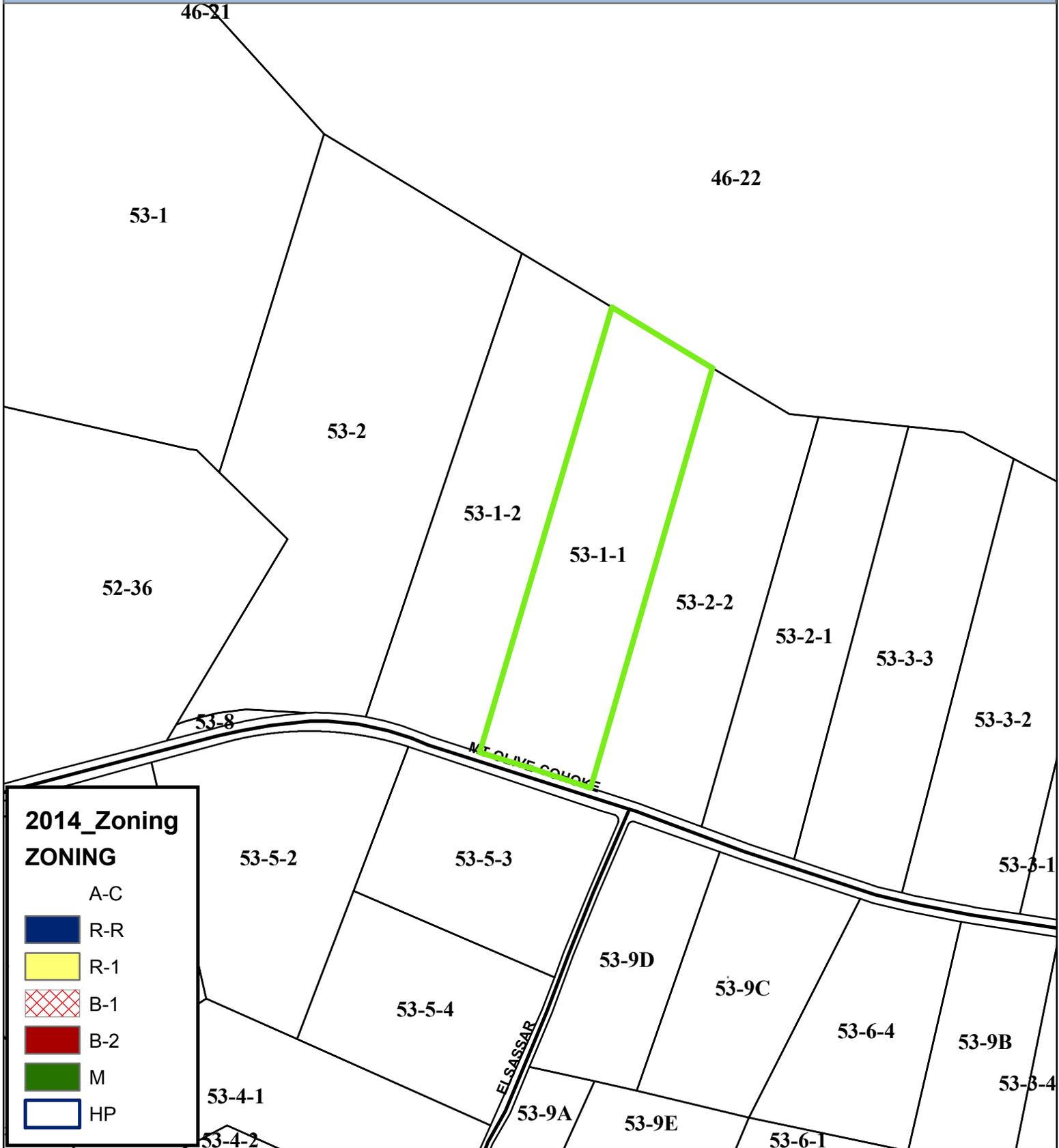
THIS SUBDIVISION KNOWN AS MOUNT OLIVE ESTATES, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION

Goodfellow, Jalbert, Beard, and Associates Inc.
 7104 Mechanicsville Turnpike / P.O. Box 539

Case: CUP-02-20

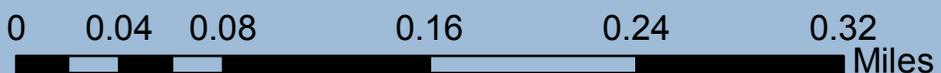
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Tax Parcel: 53-1-1



2014_Zoning
ZONING

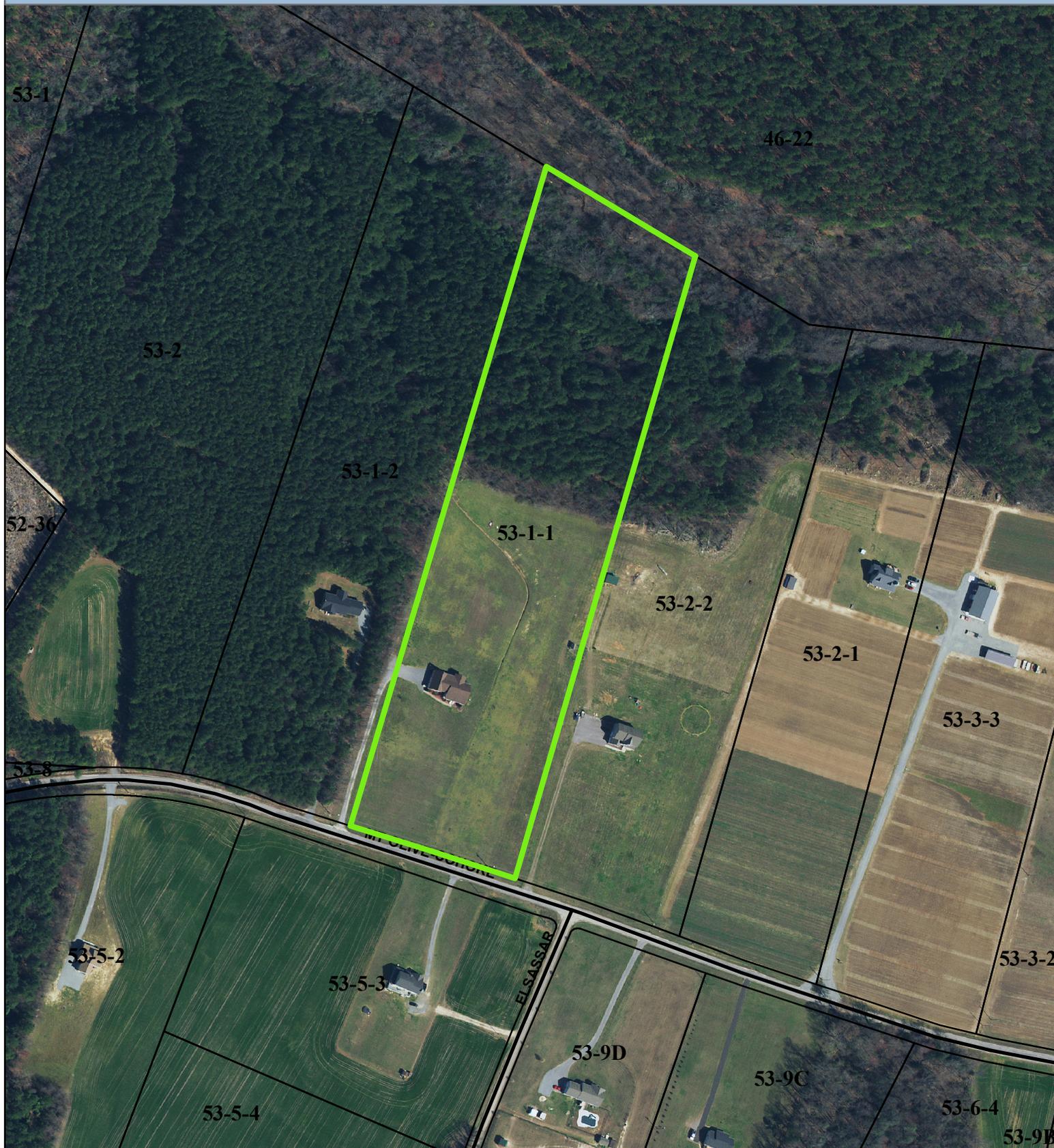
- A-C
- R-R
- R-1
- B-1
- B-2
- M
- HP



Case: CUP-02-20

Owner/Applicant: Clayton Todd Shoaf & Kelly I. Tait

Tax Parcel: 53-1-1



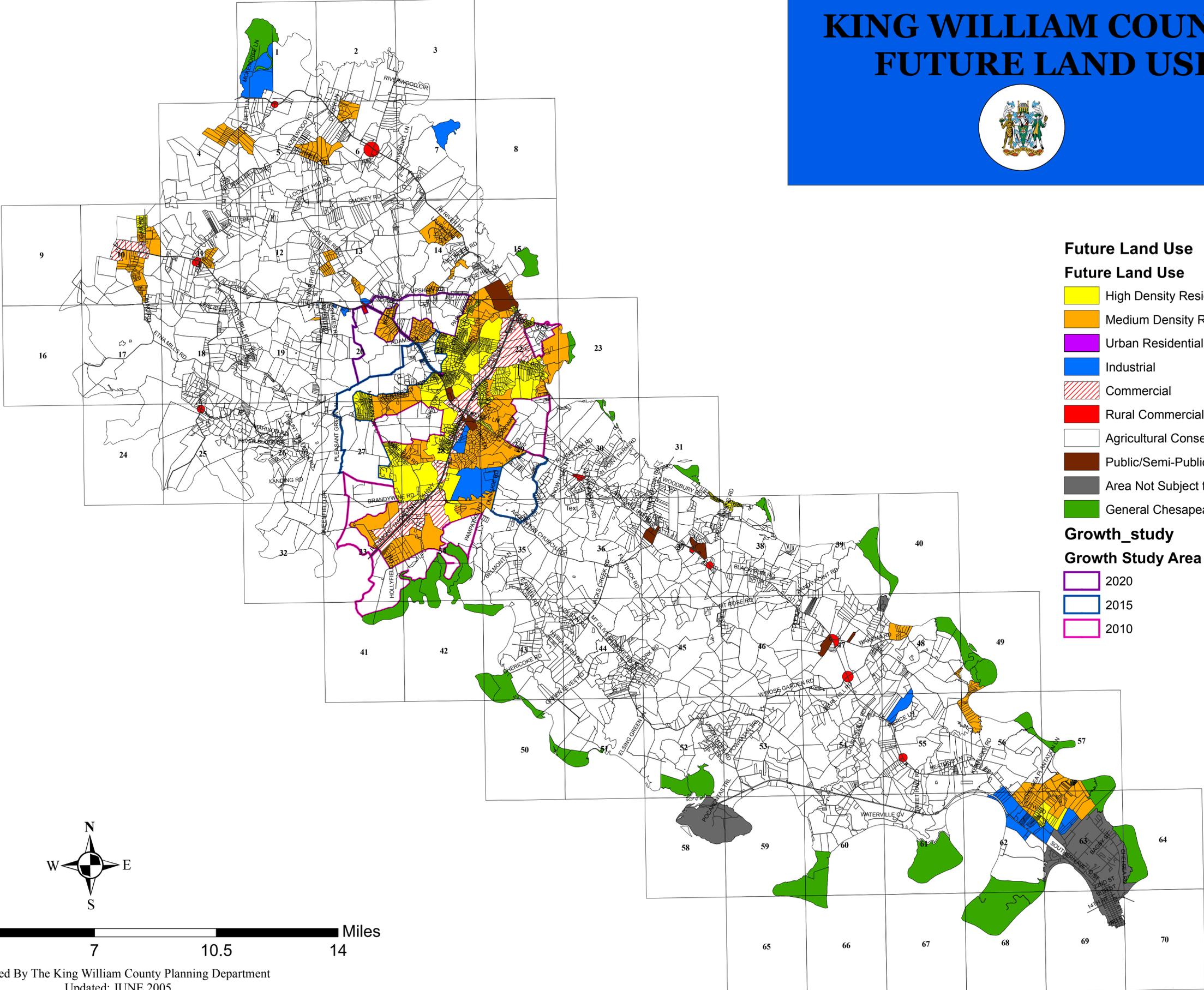
THIS MAP IS FOR PLANNING PURPOSES ONLY

CREATED BY BETTY BROOKS

JUNE 12, 2020



KING WILLIAM COUNTY FUTURE LAND USE



- Future Land Use**
- High Density Residential
 - Medium Density Residential
 - Urban Residential
 - Industrial
 - Commercial
 - Rural Commercial
 - Agricultural Conservation
 - Public/Semi-Public
 - Area Not Subject to County Land Use Regulations
 - General Chesapeake Bay Preservation Area
- Growth_study**
- Growth Study Area**
- 2020
 - 2015
 - 2010



Prepared By The King William County Planning Department
Updated: JUNE 2005

NOTICE
ZONING ACTION
PENDING ON THIS PROPERTY
Contact:
King William County
Planning
804-769-4969









