



County of King William, Virginia

**PLANNING COMMISSION MEETING
OCTOBER 6, 2020 – 7:00 P.M.
KING WILLIAM COUNTY ADMINISTRATION BUILDING
KING WILLIAM, VIRGINIA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Review and Approval of Minutes:**
 - a. September 1, 2020**
- 5. Public Comment Period**
- 6. Old Business**
 - a. Outline of Draft Ordinance**
 - b. Discussion with Berkley Group**
- 7. New Business**
 - a. Joint Work Session with Board of Supervisors Monday November 16, 2020**
- 8. Staff and/or Special Committee Reports**
 - a. September Zoning Log**
 - b. Violation Log**
 - c. September Building Log**
 - d. September Land Disturbance Log**
 - e. Commissioner Comments**
- 9. Adjourn**

4a.

September 1, 2020

Meeting Minutes

**MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF SEPTEMBER 1, 2020**

At a regular meeting of the Planning Commission, held on September 1, 2020 at 7:00 P.M. in the King William Administration Building Board Room, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Stephen Greenwood

John Breeden

Bonnie Hite

Janie Rhoads, Vice-Chair

Don Wagner, Chairman

Staff Present:

Bobbie Tassinari, County Administrator

Sherry Graham, Zoning Administrator

Olivia Schools, Deputy Clerk

Agenda Item 3. Review and Adoption of Meeting Agenda

Chairman, Don Wagner requested a motion to adopt the September 1, 2020 meeting agenda, as amended. Mr. John Breeden made a motion to approve the meeting agenda as amended and the motion was seconded by Ms. Janie Rhoads.

Greenwood Abstain

Breeden Aye

Hite Aye

Rhoads Aye

Wagner Aye

Agenda Item 4. Review and Approval of Minutes

Chairman, Don Wagner wanted to add the following to the August 11, 2020 Minutes under Agenda Item 8. New Business:

"Chairman Wagner noted information received regarding changes in the State Code effective July 1, 2020, for solar energy facilities that may provide additional revenue for Counties. Chairman Wagner requested staff to review and determine if changes will be required in the ordinance for large scale solar facilities to allow th County to take advantage of revised State Code. Commissioner Breeden was asked to work with staff for this."

Chairman, Wagner requested a motion to approve the August 11, 2020 meeting minutes with the amended changes. Mr. John Breeden made a motion to approve the minutes as submitted and Ms. Bonnie Hite seconded the motion.

The vote was unanimous on this motion.

Agenda Item 5. Public Comment Period

There being no one to speak the Public Comment Period was opened and closed by Chairman, Don Wagner.

Agenda Item 6. Old Business

Staff provided Comprehensive Plan RFP's from four different companies.

Agenda Item 7. New Business

County Administrator, Bobbie Tassinari spoke in regards to the scope of work Berkley Group would be doing going forward. Ms. Tassinari stated that The Berkley Group would be reviewing the current draft through October 5th and on October 6th will meet with the Planning Commission to discuss the ordinance moving forward. She also told the Commission that there would be four public forums held throughout the County for residents and stakeholders to attend. This scope of work will add 7-8 months to the timeline.

Drew Williams, Berkley CEO; Rebecca Cobb and Kelly Davis were introduced via Zoom.

Chairman, Wagner stated he would like an early meeting with Berkley Group.

Ms. Carlisa Pusey expressed her concerns.

Ms. Janie Rhoads spoke of the duties of the members as a Planning Commission, what their roles are and why they are working on the ordinance revisions.

Chairman, Wagner requested a motion to approve the current schedule that Ms. Tassinari provided on the ordinance revisions. Mr. Breeden made a motion that was seconded by Ms. Janie Rhoads.

Members were polled:

Janie Rhoads	Aye
Bonnie Hite	Aye
Stephen Greenwood	Aye
John Breeden	Aye
Don Wagner	Aye

Agenda Item 9. Staff and Special Committee Reports

Staff provided monthly reports for the Commissioners to review and look over.

Ms. Rhoads, Mr. Greenwood and Mr. Breeden wanted to thank Staff and everyone for working to move forward with the ordinance revisions.

Agenda Item 10. Adjournment

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

Don Wagner, Chairman

Sherry Graham, Planning Secretary

6a.

Outline of Draft Ordinance



King William
County
Est. 1702

Board of Supervisors

Office 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, Jr., Fifth District

TO: Planning Commission

FROM: Sherry Graham, Interim Director of Planning and Zoning

SUBJECT: Draft Ordinance Schedule and Overview

DATE: October 6, 2020

During the Planning Commission's meeting, the Berkley Group will be in attendance to discuss the following items:

- Review process, schedule, and plan for engaging the public
- Review major changes since our last meeting with Planning Commission (summary memo will also cover all changes to date)
- Discuss public input received and next steps

Planning Department staff will work closely with and assist the Berkley Group, Planning Commission and the Board of Supervisors in any way that we can. We will provide any documents necessary, schedule, advertise all meetings, and work sessions and mail out notifications to the citizens.

On November 16, 2020, the Board of Supervisors and Planning Commission will hold a joint work session with the Berkley Group facilitating the meeting. They will review the proposed amendments, introduce the ordinance updates and discuss any broad issues and policy questions that will be addressed in the stakeholder interviews and the public forums.

A staff work session will be held with the Berkley Group in December and estimated future joint work sessions will be held in February and April 2021, and be facilitated by the Berkley Group.

The Berkley Group will facilitate four additional public forums and stakeholder interviews in January 2021. We are planning to hold the public forums in each of the districts. They will include a brief introduction to the Zoning and Subdivision Ordinance update followed by an interactive small group discussion on County land use and zoning issues. The public forums will be advertised and citizens will be notified by mail of the meeting dates, times and locations.

The Berkley Group will provide the Planning Commission and the Board of Supervisors a summary overview of the results of the public forums and stakeholder groups.

The Berkley Group will revise the draft Zoning and Subdivision Ordinance by utilizing the draft ordinance dated June 12, 2020, as the baseline. This will take place February 2021 through May 2021.

The Berkley Group will facilitate a public open house meeting to allow the public to review the draft ordinance prior to the public hearing. This meeting will take place in May 2021.

A staff work session will be held with the Berkley Group June 2021.

A joint work session with the Planning Commission and Board of Supervisors facilitated by the Berkley Group will be held June 2021. During this work session, we will review the results from the public open house and any final changes made to the draft ordinance prior to the public hearings.

A staff work session will be held with the Berkley Group July 2021.

The Berkley Group will incorporate any final revisions directed from the June 2021 work session in July 2021, and update the memorandum of the major changes for consideration during the public hearing.

The Berkley Group will present the revised draft ordinance for review and approval during the public hearing with the Planning Commission and the Board of Supervisors at the August 2021 meetings.

The Board of Supervisors will hold a public hearing at their September 2021 meeting to consider the final adoption of the ordinance.

6b.

Berkley Group Discussion



King William County Ordinance Update – Planning Commission Meeting

October 6, 2020

Progress to Date

Since 2018, King William County has been working to update, modernize, and consolidate its Zoning and Subdivision Ordinances. The Berkley Group was originally contracted as auxiliary staff support on the project and worked with staff to develop a draft ordinance. The Planning Commission held multiple work sessions to review and revise the ordinance, including three work sessions with the Berkley Group in winter 2020.

The draft ordinance was presented for public review at a public forum on August 25, 2020. The results of this forum indicated that additional public input and refinement would be needed to ensure that the draft ordinance reflects the community's vision and appropriately addresses citizen concerns. The County subsequently contracted with the Berkley Group to lead a more robust community engagement effort consistent with recommended best practices and finalize the ordinances based on public input.

The October 6th Planning Commission work session will initiate this new phase of the project, which includes public outreach, joint work sessions with the Planning Commission and Board of Supervisors, and drafting, public review, and refinement prior to public hearings and adoption. The agenda, updated schedule, and discussion items proposed for the October 6th work session will help to set the direction and identify key considerations moving forward. A list of recent and overall ordinance changes is provided for review (**Attachment A**), and a summary of comments received during the August public input forum prepared by King William staff is also included for reference (**Attachment B**).

Agenda

The following agenda establishes the goals for the October 6th work session. Reviewing the most recent changes, project schedule, discussion of public engagement, and next steps will be the primary focus of this meeting.

- 1) Process to Date (5 minutes)
- 2) Schedule & Process (10 minutes)
- 3) Review Recent Changes (15 minutes)
- 4) Discussion (45 minutes)
- 5) Wrap up and Review Next Steps (10 minutes)



Schedule

The schedule below outlines the process to complete the Zoning and Subdivision Ordinance Update. Next steps include a joint meeting with the Board of Supervisors to update them on the process and scheduling public input workshops and stakeholder meetings.

Task	Nov. 2020	December	Jan. 2021	February	March	April	May	June	July	August	September
Zoning and Subdivision Ordinances											
1. PC/BOS Work Sessions (Up to 3)	■		■		■						
2a. Public Input Workshops (Up to 4)			■								
2b. Stakeholder Meetings (Up to 4)			■								
3. Final Ordinance Drafting				■	■	■	■				
4. Public Open House							■				
5. PC/BOS Work Session								■			
6. Incorporate Final Revisions									■		
7a. PC Public Hearing										■	
7b. BOS Public Hearing											■
8. Staff Work Session / Other Input		■						■	■		

Potential Discussion Items

Attachment B provides comments that King William County staff compiled from the public input forum. The following questions require discussion to finalize materials for public workshops, stakeholder meetings, and other supplemental materials.

- 1) The public forum revealed several recurring topics of concern (e.g., family subdivisions). Should any of these topics be revised in the draft ordinance or otherwise addressed prior to the next public input sessions?
 - a. Berkley Group recommends returning the family subdivision time limitation to five years. Many localities apply a longer application of the State Code and utilize a five-year limitation. The State Code also allows high growth localities to include reasonable provisions for family subdivisions. King William should have this section vetted by the County Attorney before adoption.



- 2) Are there any specific topics or issues that the Planning Commission would like addressed/explored during the public input workshops?
 - a. The Berkley Group process usually includes inquiry into concerns about lot size, uses, and community design.
- 3) Are there any specific topics or issues that the Planning Commission believes will require additional explanation (e.g., education or justification)?
 - a. Berkley Group recommends reviewing the exceptions on lot sizes for family subdivisions and the utilization of existing small parcels (i.e. family divisions are proposed to allow 3 acre lots, existing parcels that are less than the minimum lot size are developable when they meet other standards, such as setbacks.)
- 4) Are there any individual stakeholders or groups that the Planning Commission would recommend be considered for interview meetings?
 - a. Berkley Group recommends including stakeholders representing business/industry, land development, environment, agriculture. Specifically these might include realtors, surveyors, business owners, contractors, farmers, etc.



King William Ordinance Update – October 2020

Draft Zoning Ordinance Recent Changes

The following list highlights the changes made to the King William zoning and subdivision ordinance as advised by the Planning Commission or King William staff since the March 2020 ordinance changes summary. This list is not exhaustive; it excludes editorial changes and constitutes the most substantive changes.

Article II – Definitions

- Edited “Boarding house (Rooming house)” to be an owner-occupied building for lodging of four or more persons.
- Changed “Collector, major” and “Collector, minor” to “Collector street” and included a diagram.
- Updated “Entertainment, adult” and added Sexual conduct and Sexual excitement which were subsequently removed by staff along with the Entertainment, Adult use and use standards. Recommend confirming the decision with the County Attorney.
- Edited “Lot, corner” to include the following statement: “A corner lot will have two front setbacks on each side that fronts the street and two side setbacks.”
- Added “Subdivision, farmstead” to match the Subdivision Ordinance changes.

Article IV – Administration

- Added text that requires the BZA to consider guidance from the Floodplain Administrator when hearing variance requests within a Special Flood Hazard Area.
- Violations and Penalties updated to include current State Code references and penalty amounts, also added the option of civil fines. It is recommended that a fee schedule be adopted separately rather than listing civil fees in the ordinance to avoid the need to update the ordinance each time there is a change to fees.

Article VIII – Use and Design Standards

- Edited “Entertainment, adult” standards, which were subsequently removed by staff.
- Edited “Kennel, commercial” and “Kennel, private” to require Zoning Administrator approval of the visual screening.
- Edited “Short term business rental” requirements to allow a host to have multiple short term rentals and not require the dwelling to be the host’s primary residence.

Article X – Signs

- Maximum Sign Dimensions table for the B-1 and B-2 districts was edited to bring sign area and height limits in line with current limits. Freestanding signs limited to 32 sq. ft. per building or 110 sq. ft. for combined business and 15 ft tall. Wall signs limited to 1 sq. ft. per linear ft. of building frontage.



King William Ordinance Update – October 2020

Article XII – Exterior Lighting Standards

- Added language that lights should be directed inward to the property and prevent glare to adjacent properties and vehicular public rights-of-way.

Article XV – Telecommunication Towers

- Staff removed Section 86-327 #12 requiring all towers provide collocation space for King William E-911 equipment with sufficient space for a whip antennae. Motorola has not supplied the input for this item.

Article XVI – Solar Facilities

- Edited to require Utility-scale facilities be greater than 21 Megawatts (MW).
- Staff added clarity to condition #11 for the methods of stabilization.

Article XVIII – Subdivisions

- Added Minor Subdivisions back to the Subdivision Article. The article now contains provisions for family divisions, single-lot divisions, farmstead subdivisions, minor subdivisions, cluster subdivisions, and major subdivisions.
- Staff updated Minor Subdivisions street language to specify that only one access to an adjacent primary or secondary street is allowed and no lots shall have direct access to an existing primary or secondary highway.
- Added private street requirements for farmstead subdivisions.
- Consolidated language regarding pedestrian paths in major subdivisions.
- Updated violation text to match State Code language and penalties.



King William Ordinance Update – October 2020

Overall Zoning Ordinance Draft Changes Summary

The following list highlights the changes made to the King William zoning and subdivision ordinances. All changes were based on Planning Commission and staff input and best practices. This list is not exhaustive, rather it constitutes the most substantive changes proposed to date.

Article I – In General

- Updated with State Code requirements and references.
 - The purposes of zoning are included in the ordinance as explicitly listed in Code of Virginia §15.2-2283.
 - Relationship to other laws is based on Code of Virginia §15.2-2315.

Article II – Definitions

- Incorporated applicable definitions from the subdivision ordinance and cluster ordinance.
- Included new use definitions such as:
 - “Short term rental” is included to address home rental businesses, such as Airbnb, Homeaway, and VRBO.
 - “Commercial indoor amusement” is included to address pool halls, video arcades and similar uses.
 - “Personal services” is included to address barber shops, pet grooming, florists, laundromats, and similar uses.
- Included new miscellaneous definitions such as:
 - “Collector street”
 - “Subdivision, farmstead”
 - “Wireless telecommunications”
- Definitions have been updated for clarity, for consistency with the use matrix, and to remove references to specific design and use standards. Such standards have been provided in the relevant article as appropriate (e.g., Article VII (Use Matrix), Article VIII (Use and Design Standards), Article X (Signs)).
- Sign definitions have been updated to eliminate content-based language in compliance with the findings of *Reed v. Town of Gilbert*.

Article III – General Conditions

- This section includes a list of elements that will be required throughout the County. This list was edited for clarity.
- Moved items to other appropriate sections (i.e. parking and loading to the article on parking).



King William Ordinance Update – October 2020

Article IV – Administration

- Updated with State Code requirements and references.
- Added requirement to submit site plans with zoning map amendment submissions.
- Added text that requires the BZA to consider guidance from the Floodplain Administrator when hearing variance requests within a Special Flood Hazard Area.
- Added text to allow the historic preservation architectural review board (HPARB) authority to adopt design guidelines if desired at a future time: “May adopt rules and standards for the transaction of its business such as bylaws and design guidelines without amendment to this chapter as approved by the Board of Supervisors.”
- Violations and Penalties updated to include current State Code references and penalty amounts, also added the option of civil fines. It is recommended that a fee schedule be adopted separately rather than listing fees in the ordinance to avoid the need to update the ordinance each time there is a change to fees.

Article V – Conditional Zoning

- Added the ability to accept proffer of conditions.
 - This section gives the County the flexibility to accept proffers as part of rezoning application. While the County, by resolution, has determined not to accept cash proffers; proffers may address impacts through a variety of means in addition to or other than cash (e.g., development plan, architecture, design guidelines, use standards).
 - Additional clarification has been added to give the County added protection.
 - No agent of the County is authorized to suggest, demand, or accept a condition that is unreasonable under applicable law.
 - Applicants are required to provide a statement with proffers declaring they are reasonable and voluntary.

Article VI – Zoning Districts

- Grouped all district intent statements together as well as created a table of all minimum site area and dimensional requirements.
 - A-C district minimum lot area for new divisions raised from 5 acres to 10 acres but still allows family divisions of 3 acres.
 - Edited the height limit of accessory buildings to residential uses to the same as the residential use instead of 60 percent of the maximum district height.
- Historic Preservation District was updated to incorporate the new adopted district areas and the HPARB recommendations.
- The Transportation Corridor Overlay (TCO) District buffer, screening, and landscaping requirements were amended to reference the revised landscaping section which includes additional requirements.



King William Ordinance Update – October 2020

Article VII – Use Matrix

- Updated to relocate definitions and standards to the appropriate Articles.
- The Use Matrix has been updated to remove uses to prevent redundancy, including but not limited to: animal grooming, appliance repair, assisted living, auto equipment sales and installation, bakery, bicycle shop, office and business supplies, printing service, excavation, waste incinerator, wireless facility.
- Uses were added to match definitions, including but not limited to: consumer repair service, home occupation I & II.
- Removed use standards for Planned Unit Development – Mixed Use district. Uses for this district will be approved by the Board of Supervisors through the rezoning process. This is outlined in Article XIV. PUD.
- Removed subdivision types from the use matrix. These are not a use and are addressed in Article XVIII. Subdivisions.

Article VIII – Use and Design Standards

- Added use and design standards, including but not limited to the following uses:
 - Agriculture, intensive
 - Family health care structures, temporary
 - Kennel, commercial
 - Kennel, private
 - Restaurant, mobile
 - Shooting range, private
 - Short term business rental

Article IX – Nonconforming Uses

- Updated to clarify language and consolidated items that were previously spread throughout the ordinance.

Article X – Signs

- This section has been revised in consideration of *Reed V. Gilbert*. Based on this supreme court case, the treatment of signs must be uniform and not based on content. As a result, signs are now grouped and identified by style. Sign dimensions were adjusted accordingly.
- Tables have been added to identify sign requirements based on zoning district.
- Added requirements for illuminated signs to limit the size of LED panels and the foot candle power.



King William Ordinance Update – October 2020

Article XI – Landscaping, Screening, and Fencing

- This is a new article added to the ordinance. It applies to new developments, redevelopments, rezonings, and CUPs but it exempts single-family and two-family dwellings.
- Requires installation of landscaping prior to certificate of occupancy; however, when planting season conflicts, surety and a development agreement can be provided to ensure planting occurs after certificate of occupancy is approved.
- Increased buffer requirements between incompatible uses.

Article XII – Exterior Lighting

- Consolidated items that are currently distributed throughout the existing ordinance.
- Provided detailed language and an illustration for full cutoff lighting.

Article XIII – Off-Street Parking and Loading

- Additional uses have been included in the table of minimum off-street parking requirements. Similar uses are included together.
- Added language for joint use of spaces to allow shared parking and reduce parking requirements.

Article XIV – Planned Unit Development (PUD)

- Updated application requirements.
- Added additional detailed standards for landscaping, lighting, parking, and architectural design.
- Edited for clarification and flow.

Article XV – Telecommunications

- Updated with State Code references and requirements for, but not limited to the following:
 - Small cell facilities
 - Fee limitations
 - Reasons for disapproval

Article XVI – Solar Facilities

- This is a new article added to the ordinance. The text was utilized during recent solar applications and has been updated to reflect condition requirements established during *Conditional Use Permit 03-19* application process.
- Edited to require Utility-scale facilities be greater than 21 Megawatts (MW).

Article XVII – Site Plans

- Updated with State Code requirements and clarified which projects require site plans by explicitly listing those that are exempt from submitting a site plan.



King William Ordinance Update – October 2020

Article XVIII – Subdivisions

- Updated with State Code requirements and references.
- The Cluster Subdivision Ordinance that was adopted in 2018 has been incorporated into the Subdivision Article.
- Increased the years of consecutive ownership for family divisions from 5 years to 15 years. State Code allows the locality to require 15 years of consecutive ownership for family subdivisions but also allows the locality to reduce or provide exception to the period of years. Many localities have interpreted this to mean that the ordinance can be written to any reduced number of consecutive years and apply the requirement uniformly to all cases. A strict interpretation of the state code is to only allow reductions and exceptions as circumstances arise. The language of this section should be closely reviewed by the county attorney prior to adoption.
- Added new “Farmstead subdivision” type to encourage subdivisions that preserve the rural character of the County with requirements including but not limited to:
 - Two to seven lots with road exemptions for two lots.
 - Lots are 15 acres or greater.
 - Private streets are allowed with specific design standards.
- Edited to allow the agent to administratively review and approve family, single-lot, cluster, farmstead, and minor subdivisions.
- Edited to remove the creation of any new flag lots.
- Removed section on forms.

Article XIX – Floods

- Updated with State Code requirements and references.

8a.

September Zoning Log

DATE	NAME OF APPLICANT	ADDRESS	TAX MAP NUMBER	SUBDIVISION NAME	TYPE OF PERMIT (Z/E&S/BLDG)	DATE TO ZONING	DATE APPROVED ZONING/ E & S	DATE TO BLDG PLAN REVIEW	DATE APPROVED BY BLDG	NOTES/COMMENTS
9.1.2020	H H Hunt	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-11	Central Crossing 2	Z/E&S/BLDG	9.1.2020	9.3.2020	9.1.2020	9.2.2020	NEW DWELLING
9.1.2020	H H Hunt	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-8	Central Crossing 2	Z/E&S/BLDG	9.1.2020	9.3.2020	9.1.2020	9.4.2020	NEW DWELLING
9.1.2020	H H Hunt	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-9	Central Crossing 2	Z/E&S/BLDG	9.1.2020	9.3.2020	9.1.2020	9.3.2020	NEW DWELLING
9.3.2020	Patterson	204 Pleasant View Drive Manquin, VA 23106	27-4F-30	Cedar Crest	Z/BLDG	Awaiting Application for Zoning		9.3.2020	9.3.2020	Detached Garare
9.3.2020	H H Hunt	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-7	Central Crossing 2	Z/E&S/BLDG	9.3.2020	9.4.2020	9.3.2020	9.4.2020	
9.4.2020	KENNETH/MARIE LONG	15724 Pypers Point Drive, Chesterfield, VA 23838	48-1-7C	N/A	E&S	9.9.2020	9.18.2020	n/a	n/a	INSTALLATION OF DRIVEWAY
9.4.2020	Rodney & Steph Bonneville	8465 Little England Rd. Hayes, VA	55-6-6	Johnson Estates	Z/E&S/BLDG	9.9.2020	9.25.2020	9.9.2020	9.11.2020	NEW DWELLING
9.4.2020	HHHUNT	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-10	Central Crossing 2	Z/E&S/BLDG	9.9.2020	9.9.2020	9.9.2020	9.4.2020	NEW DWELLING
9.8.2020	Darrell Kellum	662 Sharon Rd. King William, VA	7-16	n/a	Z/BLDG	9.9.2020	9.10.2020	9.9.2020		POLE BARN
9.8.2020	Mitchell DeCheubel	5555 Herring Creek Rd. Aylett, VA	5B-10	n/a	Z/BLDG	9.9.2020		9.9.2020	9.10.2020	metal garage
9.9.2020	KING WILLIAM MANOR	TW Systems, Inc.		n/a				9.9.2020	09.17.2020	Fire Alarm Plans
9.9.2020	White Brothers	1403 Mantua Rd. Stevensville, VA	57-1-5	Spotswood	Z/BLDG	9.11.2020	9.11.2020	9.11.2020	9.17.2020	NEW DWELLING W/DETACHED GARAGE
9.9.2020	King William Parks & Rec	180 Horse Landing Rd. King William, VA	22-34A	n/a	Z/BLDG	9.11.2020		9.11.2020		SHED FOR STORAGE
9.9.2020	Linda Learn	1704 Early Settlers Road N.Chesterfield, VA	45-9G	n/a	E&S	9.14.2020	9.14.2020	n/a	n/a	LAND DISTURBANCE FOR DRIVEWAY
9.14.2020	HHHUNT	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-19	Central Crossing 2	Z/E&S/BLDG	9.15.2020	9.16.2020	9.15.2020	9.17.2020	NEW DWELLING
9.15.2020	DL Seelmann	4068 River Road Mechanicsville, VA	2-2-1A	n/a	Z/E&S/BLDG	NMI		9.15.2020	9.17.2020	NEW DWELLING
9.15.2020	Philip Reynolds	84 Cedar Lane King William, VA	30-65D	n/a	Z/BLDG	9.16.2020		9.16.2020	09.18.2020	DETACHED GARAGE
9.15.2020	Signature Homes	4562 George Washington Memorial Hwy Hayes, VA	55-40B	n/a	Z/E&S/BLDG	9.16.2020		9.16.2020	9.22.2020	NEW DWELLING
9.16.2020	Alvin Byrd	P O Box 423 Aylett, VA	21-97D	n/a	Z/BLDG	9.16.2020	9.16.2020	9.16.2020	9.16.2020	ADDITION OF A ROOM
8.24.2020	Joslyn Taylor	1545 Horse Landing Road, King William, VA 23086	38-1-A	n/a	Z/BLDG/E&S			8.24.2020	8.27.2020	Remover Existing Home/Replace with New Manufactured Home
9.17.2020	HHHUNT	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-1	Central Crossing 2	Z/E&S/BLDG	9.18.2020	9.21.2020	9.18.2020	09.21.2020	new dwelling
9.17.2020	HHHUNT	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-20	Central Crossing 2	Z/E&S/BLDG	9.18.2020	9.21.2020	9.18.2020	09.21.2020	new dwelling
9.18.2020	James E Bowles Building	7517 Walnut Grove Mechanicsville, VA	12-40F	n/a	Z/BLDG	9.21.2020	9.22.2020	9.21.2020	09.21.2020	PORCH ADDITION
9.18.2020	Steve Adams	12833 W. River Rd. Aylett, VA	29-82B1	n/a	Z/E&S/BLDG	9.21.2020	9.22.2020	9.21.2020	9.21.2020	POLE BARN
9.21.2020	Rent-E-Quip	2600 Boulevard Colonial Heights, VA	30-89	n/a	Z/BLDG	9.22.2020		9.22.2020		TENT INSTALLATION
9.22.2020	Donald W. Kellum	PO BOX 408, Aylett, VA 23009	22-10-4	Rose Spout	E&S	9.24.2020	9.24.2020	n/a	n/a	3,500 SQ.FT. Land disturbance for a dwelling
9.22.2020	HHHunt Homes	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-17	Central Crossing 2	Z/E&S/BLDG	9.22.2020	9.23.2020	9.20.2020		NEW DWELLING
9.22.2020	HHHunt Homes	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-3	Central Crossing 2	Z/E&S/BLDG	9.22.2020	9.23.2020	9.20.2020		NEW DWELLING
9.22.2020	HHHunt Homes	11237 Nuckols Road, Glen Allen, VA 23059	28-8-2A-4	Central Crossing 2	Z/E&S/BLDG	9.22.2020	9.23.2020	9.22.2020		NEW DWELLING
9.22.2020	Prop Shop Party Rentals	1512 Belleville Street Richmond, VA	62-2-1	n/a	Z/BLDG	9.25.2020		9.25.2020		TENT FOR EVENT - 10/2-10/5
9.23.2020	US Mining Inc	PO BOX 146 Manquin, VA 23106	28-69B	n/a	Z/BLDG	9.25.2020	9.25.2020	9.25.2020		Wilscott Construction Site Office
9.25.2020	Norvell Signs	5928 Nine Mile Rd. Richmond, VA	22-20I	n/a	Z/BLDG	9.26.2020		9.26.2020		AYLETT MINI STORAGE SIGN
9.25.2020	Sigora Solar	PO Box 7543 Charlottesville, VA		n/a	Z/BLDG	n/a	n/a	9.26.2020		ROOF MOUNTED SOLAR INSTALLATION

8b.

Violation Log

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	in comp.	Zoning Complaint Log													
2		Complaint Date	Type of Violation	Parcel #	Property Owner	Address	Inspector Verification Date	1st(Courtesy)	Deadline	2nd Letter	Deadline	Warrant Date	Notes/Complete		
3		2/3/2020	Inoperable vehicles	13-43	Irish Lurelia	117 Mitchells Lane	2/3/2020								
4	okay	2/5/2020	Goats running loose	21-8-5	John Robinson	3707 Venter Road	3/30/2020	2/5/2020	3/5/2020						
5	okay		debris	36-9	Edmond Simpson	4963 Acquinton Church Rd.		2/21/2020	4/21/2020				okay 5/11/20		
6	okay		sign display	28-3-4	Central Garage, LLC	4914 Rich-Tapp Hwy.	2/14/2020	2/14/2020	immed.						
7	okay		cargo containers	28-30A	Rock Bottom, LLC	Rich-Tapp Hwy.		3/10/2020	immed.				containers removed.		
8	unjustified		abandoned home	22C-2-A-17	Herman Schutt, III	403 Walnut Lane	3/20/2020	unjustified					home secured, no property main. Viol.		
9			mobile home & inop. Vehicles	44-114	Luberta Hill	66 Hills Fork Road	4/6/2020	4/7/2020	5/7/2020				single wide trailer removed, camper/house may be lived in. 9/23/2020		
10		4/6/2020	inop. Vehicles, Debris, weeds	13-23	James E. Rollins	1319 Globe Road	3/30/2020	2019		4/7/2020	5/7/2020				
11			inop. Vehicles & debris	26-35	Maurice Johnson	629 Mt. Columbia Rd.	3/30/2020	2019		4/8/2020	5/8/2020				
12			inop. Vehicles	26-2A	Addie Gresham	6449 Dabney's Mill Rd.	3/30/2020	2019		4/8/2020	5/8/2020			working with, DMV	
13			fence down	28-65	David Howell	104 Sharon Road	4/14/2020	4/14/2020	5/14/2020	8/19/2020	9/19/2020			as of 9/23/2020, some fence has been installed- still working on it	
14		4/14/2020	inop. Vehicles & debris	28-22A	Trevor Peele	281 Manfield Road	4/14/2020	4/14/2020	5/14/2020	8/27/2020	9/27/2020				
15		4/14/2020	debris	28-23A	Trevor Peele	235 Manfield Road	4/14/2020	4/14/2020	5/14/2020						
16		4/14/2020	veh., weeds, debris, bldgs.	29-50	William R. Adams	286 Indian Church Rd.	5/11/2020	5/12/2020	6/12/2020		SITE VISIT 10/6		Gloria Dean - 380-5618, complaint	Mr. Adams 246-8844	
17		4/22/2020	junk cars	30-20A	JPG Properties, LLC	102 W. Chinquapin Rd.		7/7/2020	8/6/2020	working w/Atty.			in touch with owners attorney		
18	OKAY	4/20/2020	debris and old shed	28-18	Anthony Vaughan	1351 Manfield Road	5/8/2020	5/12/2020	6/12/2020	8/27/2020	9/27/2020		VERIFIED ON 9/23/2020 this has been addressed- KGIBSON		
19		5/8/2020	weeds, maintenance	13-59A/59B	American Tower	500 Upshaw Road	5/8/2020	5/12/2020	6/12/2020	8/19/2020	9/19/2020		weeds has been cut, VERIFIED ON 9/23/2020, however trees are still growing out the top of the building		
20			Inoperable vehicles	29A-1-13	Fred/Rose Muse	292 Kelley Lane	6/10/2020	7/2/2020	8/2/2020	8/27/2020	9/27/2020				
21			Weeds	28B-3-A-25	Branch Banking	360 Nottoway Lane	6/10/2020	7/2/2020	8/2/2020	8/27/2020	9/27/2020				
22			Weeds	37-9	Betty Byrd	545 Walkerton Road	7/1/2020	7/2/2020	8/2/2020				s/w Ms. Byrd on 8/3, stated she is arranging for tree/landscaping service		
23			Inoperable vehicles	38-39C	Thomas J. Smith	347 White Oak Landing Rd	6/5/2020	7/2/2020	8/2/2020	8/27/2020	9/27/2020		Mr. Smith came in on 9/3 to state he will clean up by end of October 2020		
24			Inoperable vehicles	38-40A	Thomas Smith Jr.	299 White Oak Landing Rd	6/5/2020	7/2/2020	8/2/2020				is working on cleaning up/will install privacy fence 8/18/2020		
25			Inoperable vehicles	38-4	Craig/Joan Lawson	1885 Horse Landing Rd	6/5/2020	7/2/2020	8/2/2020				working on cleaning up		
26			Weeds	28B-3-A-26	Darrell Kellum Inc	362 Nottoway Lane	6/11/2020	7/2/2020	8/2/2020						
27			Unpermitted Manufactured Ho	29-38B	Brian J. Byrd	1518 Dunluce Road	6/5/2020	7/2/2020	8/2/2020	8/19/2020	9/19/2020				
28			Inoperable vehicles	21-12B-47	Occupant/Jack Bailey	302 Tyler Trail	6/17/2020	7/2/2020	8/2/2020						
29		8/14/2020	weeds,debris, old trailer	22-57	Frederick Williams	11085 W River Road	8/17/2020	8/19/2020	9/19/2020				617-1856 crystal pollard		
30			dilapidated bldg.	22-16	J.W. Montalbana	7067 Richmond-Tapp. Hwy.				8/14/2020	9/14/2020		Certified letter came back on 9/4, new letter sent to 1513 Chauney Lane, Richmond, VA 23238 9/4- will have removed by 10/31		
31		8/27/2020	operating a business/equip.	21-12-B-41	Larry V. Brooks, Jr.	327 Dylan Drive							Mr. Bailey		
32		9/21/2020	dilapidated bldg.	21-61	G. & Barbara Simons	5252 Richmond Tapp. Hwy	9/23/2020						Farmhouse broken windows/fallen down porch		

8c.

**September Building Log
(Provided at Meeting)**

8d.

September Land Disturbance



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

9VAC25-840-65 of the Virginia Erosion and Sediment Control Regulations requires Virginia Erosion and Sediment Control Programs (VESP) authorities to report, at least monthly, a listing of each land disturbing activity that has been approved during the prior month. When listing land disturbing activities below include individual activities approved as an Agreement in Lieu of a Plan (AILP).

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

Name of Locality: King William County **Phone #:** 804-769-4999 **Report (MM/YY)** [SEPTEMBER 2020](#)
Person Completing Report: Kristi Gibson **Date:** 9/28/2020 **Email:** kgibson@kingwilliamcounty.us

Name of Construction Activity	Site Address	Permit #	Tax Map #	Total Disturbed Area (SQ FT)	RPA/RMA	Date Plan or AILP Approved	Anticipated Start Date	Owner Name	Owner Contact (Address/Phone/Email)	Contractor Name
Demo/New Dwelling	1267 Dorrell Road	85-2020	5-12A	1,578	RMA	9/11/2020	9/11/2020	H H Hunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	H H Hunt Homes, LLC
New Dwelling	312 E. St. Johns Church Road	259-2020	55-11A	20,473	RMA	9/2/2020	9/2/2020	Berb Built, Inc.	7863 Mt. Olive Cohoke Road, King William, VA 23086	Berb Built, Inc.
New Dwelling	7245 Dabneys Mill Road	268-2020	19-3-5	3,200	RMA	9/2/2020	9/2/2020	Masters Construction	PO BOX 81 , King William, VA 23086	Masters Construction
New Dwelling	717 Waterville Cove	274-2020	60-1-2	26,571	RPA	9/2/2020	9/2/2020	Aaron Wade	2428 Custis Mill Pond Road, West Point, VA 23181	Aaron Wade
New Dwelling	7333 Dabneys Mill Road	272-2020	19-20B	3,200	RMA	9/3/2020	9/3/2020	Masters Construction	PO BOX 81 , King William, VA 23086	Masters Construction
New Dwelling	208 Pleasant View Drive	234-2020	27-4-E-3	10,000	RMA	9/4/2020	9/4/2020	Balducci Developers, LLC	10173 Chamberlayne Road, Mechanicsville, VA 23111	Balducci Developers, LLC
New Dwelling	123 Pine Haven Road	235-2020	27-3-B-7	10,000	RMA	9/4/2020	9/4/2020	Balducci Developers, LLC	10173 Chamberlayne Road, Mechanicsville, VA 23111	Balducci Developers, LLC
New Dwelling	66 Fairmont Place	279-2020	28-8-2A-7	7,847	RMA	9/11/2020	9/11/2020	H H Hunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	H H Hunt Homes, LLC
New Dwelling	68 Fairmont Place	280-2020	28-8-2A-8	8,460	RMA	9/11/2020	9/11/2020	H H Hunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	H H Hunt Homes, LLC
New Dwelling	70 Fairmont Place	281-2020	28-8-2A-9	8,025	RMA	9/11/2020	9/11/2020	H H Hunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	H H Hunt Homes, LLC
New Dwelling	72 Fairmont Place	282-2020	28-8-2A-10	8,550	RMA	9/11/2020	9/11/2020	H H Hunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	H H Hunt Homes, LLC
New Dwelling	74 Fairmont Place	283-2020	28-8-2A-11	8,425	RMA	9/11/2020	9/11/2020	H H Hunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	H H Hunt Homes, LLC
Land disturbance-Driveway	16 Martins Branch	240-2020	22A-2-20	1,105	RMA	9/16/2020	9/16/2020	Daniel Janke	16 Martins Branch Road, Aylett, VA 23009	Daniel Janke
Land disturbance-Driveway	Green Level Road	284-2020	45-9G	30,492	RPA	9/16/2020	9/16/2020	Linda Learn	1704 Early Settlers Road, N. Chesterfield, VA 23235	Linda Learn
New Dwelling	683 Spotswood Drive	288-2020	57-1-5	3,525	RPA	9/17/2020	9/17/2020	Glenn Fowlkes	31505 King William Road, West Point, VA 23181	White Brothers Building
New Dwelling	63 Fairmont Place	290-2020	28-8-2A-19	10,025	RMA	9/17/2020	9/17/2020	H H Hunt Homes, LLC	11237 Nuckols Road, Glen Allen, VA 23059	H H Hunt Homes, LLC
New Dwelling	1967 Woodbury Road	295-2020	37-A-1-40	24,829	RPA	9/23/2020	9/23/2020	Elvis and Jane Smith	7120 Brandy Hill Terrace #203, Mechanicsville, VA 23111	Steve Adams, Inc.
New Dwelling	W. River Road	296-2020	22-10-4	3,500	RMA	9/24/2020	9/24/2020	Donald Kellum	PO BOX 408, Aylett, VA 23009	Donald Kellum
Land disturbance-Driveway	Old Fraziers Trail	297-2020	48-1-7C	7,200	RPA	9/24/2020	9/24/2020	Kenneth Long	15724 Pypers Pointe Drive, Chesterfield, VA 23888	Kenneth Long