



County of King William, Virginia

**PLANNING COMMISSION
REGULAR MEETING OF NOVEMBER 9, 2021 – 7:00 P.M.
KING WILLIAM COUNTY ADMINISTRATION BUILDING
KING WILLIAM, VIRGINIA**

A G E N D A

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Consideration of Minutes:**
 - a. October 5, 2021**
- 5. Public Comment Period – Speakers:** *One opportunity of 3 minutes per Individual or 5 minutes per Group on Non-Public Hearing Matters*
- 6. Public Hearing**
 - a. Z-02-21 Steve Adams, Inc. (Cont'd)**
- 7. Other Unfinished Business**
 - a. Comprehensive Plan Update**
- 8. New Business - *None***
- 9. Special Reports & Updates from Staff**
 - a. Edmunds Reports provided by Christina Grover**
 - b. Commissioner Comments**
- 10. Adjournment**

4a. Minutes
October 5, 2021

**MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF OCTOBER 5, 2021**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 5th day of October 2021, beginning at 7:00 p.m. in the King William County Board Room of the Administration Building.

Agenda Item 1. CALL TO ORDER

The meeting was called to order by Mr. Breeden.

Agenda Item 2. ROLL CALL

The members were polled:

| | |
|-------------------|-----|
| Matt Sluder | Aye |
| Bonnie Hite | Aye |
| Don Wagner | Aye |
| Stephen Greenwood | Aye |
| John Breeden | Aye |

Also in Attendance:

Sherry Graham, Acting Director of Community Development
Christina Grover, Zoning Administrator
Krista Cole, Planning Secretary (partial)

Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA

Mr. Breeden requested a motion to adopt the meeting agenda as presented. Ms. Hite moved for the adoption of the October 5, 2021 meeting agenda; motion was seconded by Mr. Greenwood.

The vote was unanimous on this motion.

Agenda Item 4. REVIEW AND APPROVAL

There were no amendments to the September 7, 2021 minutes. Mr. Breeden requested a motion to approve the minutes as presented. A motion was made by Mr. Wagner and seconded by Ms. Hite.

The vote was unanimous on this motion.

Agenda Item 5. PUBLIC COMMENT PERIOD

Elek Pollard – 681 Spotswood Drive

Mr. Pollard grew up in King William, lived in Hanover and then moved back to King William. He expressed his concerns on recommendations for modification on chickens. He stated that he is home full-time and he has a neighbor with chickens, the lots in the area are small and the chickens put off a smell that is close proximity and a lot of waste within 40 steps from their property. He also stated that there are roosters causing noises 24/7 and it is a nuisance. Mr. Pollard expressed that he did not by any means want to eliminate chickens, that he just wanted protection from the nuisance. He thanked the commission for support and any help they could offer.

Vernon Holmes – 209 Winchester Rd.

Mr. Holmes is looking to construct 35-40 townhomes and wanted the commissions thoughts, concerns and suggestions.

Public Comment Period was closed.

Agenda Item 6. PUBLIC HEARING

a. CUP-09-21 JAMES AND HELENE PRINCE

Sherry Graham stated that Staff does recommend approval as the family has 19+ acres but would like to keep as one parcel.

Mr. Greenwood was curious if there were any neighbor responses.

Ms. Hite wanted to be sure that the applicants were aware that if they chose to sell in the future, having two dwellings could make it difficult to do so. She was also curious if it would come back to the Commission, if they chose to divide.

Mr. Breeden opened the Public Hearing, being no one to speak members took a vote.

Mr. Breeden requested a motion to recommend approval of CUP-09-21. Mr. Sluder made a motion that was seconded by Mr. Greenwood.

Members were polled:

| | |
|---------------|-----|
| Mr. Wagner | Aye |
| Ms. Hite | Aye |
| Mr. Greenwood | Aye |
| Mr. Sluder | Aye |
| Mr. Breeden | Aye |

The vote was unanimous.

b. Z-01-21 FOREST PRO, INC.

Mr. Wagner stated that he had some issues and would like to discuss with developer.

Pete, a Forest Pro Rep spoke in representation of Forest Pro, Inc. He stated they are looking at 6 acres to be subdivided and rezoned. Pete told the Commission that they are a family owned and operated business and he understands the concerns he has and believes that what they are proposing can alleviate those concerns. He stated that the noise in contained in the facility and with the Comprehensive Plan looking to attract businesses, this is the perfect opportunity.

Mr. Wagner welcomed Pete to the County. He stated that his main concerns were the TCO and concern of entrance in relation to Venter Road. Mr. Wagner stated that the TCO requires a buffer for noise and wanted to know if they had done a traffic study or if they knew where the entrance would be. He said it would not require a site plan but a development plan would be helpful in decision making.

Pete stated that the rezoning is based on the use. He does know that a site plan will be required down the road but he would like to try get recommendation now so that they can prepare. Pete appreciated the concerns that were brought to his attention and the review for potential use.

Mr. Sluder was curious of the number of employees, sales vs repairs, delivery of equipment and things of that nature.

Joel, another Rep of Forest Pro, Inc. stated that they get 60-70 new pieces across all 3 locations and typically keep 2-3 pieces on the property. Joel stated that deliveries would be during Monday-Friday 8am – 5pm and they have about 5 employees at the other facilities, including 2-3 mechanics. Joel did let the Commission know that they do get UPS deliveries daily and large deliveries (in the single digits) weekly but sometimes monthly.

Mr. Greenwood thanked them for coming and was curious of the building sizes.

Ms. Hite wanted to know, since it is a rezoning, we are considering rezone for the property so this could change and she was wondering how landscaping would protect.

Mr. Sluder wanted to know if there was a potential to need expansion down the road.

Pete stated that they may expand to add more technicians but not more buildings as they appreciate the surroundings and run a first-class operation.

Mr. Breeden stated they are rezoning from AC to B-2 and was curious if there was any other B-2 in the area and when Hill Studio would have more information to them.

Sherry Graham stated that they should have a draft by the end of the month.

Mr. Greenwood stated that this was a great opportunity to promote business.

Mr. Breeden opened the Public Hearing.

Ms. Potter – 2600 Venter Road

Ms. Potter expressed her concerns on the accidents since the 90's, speaking for someone from Venter Road. "What are we going to do with all of that traffic. I'm going to be looking at that building and tractor trailers, daily at that pull off. As a resident I will leave when my sons graduate if this goes into effect. It's it not going to work and you are not looking out for the residents. We can get this business but no pharmacy? This company coming in is going to create more chaos.

Jeanette Wagner stated that this is a dangerous site. She said Venter Road is at an angle and if they have to turn onto Venter they'll be in the oncoming lane. They will need a traffic analysis study done. She stated that the County does not want anymore fatalities, so she recommends taking a closer look.

Benjamin Shumaker stated that Ms. Wagner is correct, there have been several accidents at that intersection and as a citizen, he is against this as well. He also stated that the residents want a rural feel and he would encourage a traffic study.

Public Hearing closed.

Mr. Wagner stated that staff would work with a time schedule but the Commission would not arbitrarily be rushed into a decision.

Mr. Breeden requested a motion to recommend approval of Z-01-21. Mr. Wagner made a motion to approve and the motion was seconded by Mr. Greenwood.

Members were polled:

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|-----------|-----|
| Sluder | Aye |
| Hite | Nay |
| Wagner | Aye |
| Greenwood | Aye |
| Breeden | Nay |

The vote was carried 3 - 2 in favor of approval.

c. Z-02-21 Steve Adams, Inc.

Mr. Breeden opened the Public Hearing, being no one to speak members took a vote.

Mr. Greenwood made a motion to recommend approval but there was no second.

Mr. Wagner then made a motion to recommend denial but there was no second.

Ms. Hite made a motion to table the case and Mr. Wagner seconded the motion.

Members were polled:

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| Sluder | Aye |
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| Hite | Aye |
| Wagner | Aye |
| Greenwood | Nay |
| Breeden | Aye |

The vote was carried 4 - 1 in favor of tabling this hearing.

Agenda Item 8. NEW BUSINESS

Mr. Breeden requested a motion to recommend approval of the proposed tower site. Mr. Wagner made a motion and the motion was seconded by Mr. Sluder.

The vote was unanimous on this motion.

Agenda Item 10. ADJOURNMENT

Chairman Breeden adjourned the meeting.

John Breeden, Chairman

Sherry Graham, Commission Secretary

6a. Z-02-21 Steve Adams, Inc.

(Cont'd)

**9a. Edmunds Reports
(provided at meeting)**