County of King William, Virginia

PLANNING COMMISSION MEETING
AUGUST 4, 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. **July 7, 2020**

5. **Public Comment Period**

6. **Public Hearings**
   NONE

7. **Old Business**

8. **New Business**
   a. **Application for SmartScale – Sherry Graham**
   b. **Project Updates**
      1. **Sweet Sue Solar**
      2. **Kennington Mini Storage**
      3. **Other Projects**
   c. **Summary of stakeholder discussion on Zoning Ordinance**
   d. **Schedule Public Ordinance review and comment**
   e. **Proposed Development projects**

9. **Staff Updates and Reports**
    a. **Solar Power Subcommittee Report – John Breeden**
    b. **Status of Comprehensive Plan RFP**
    c. **Commissioner Comments**
    d. **July Zoning Log**
    e. **July Land Disturbance**
    f. **July Building Report**
    g. **Violation Log**

10. **Adjournment**

4a.

July 7, 2020

Meeting Minutes

MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF JULY 7, 2020

At a regular meeting of the Planning Commission, held on July 7, 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:

Ron Etter, Director of Community Development

Sherry Graham, Zoning Administrator

Agenda Item 3. Review and Adoption of Meeting Agenda

Chairman, Don Wagner requested a motion to adopt the July 7, 2020 meeting agenda. Ms. Janie Rhoads 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 requested a motion to approve the June 2, 2020 meeting minutes. Mr. John Breeden made a motion to approve the minutes as submitted and Ms. Janie Rhoads 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. Public Hearings

A public hearing for CUP-02-20 was held to consider the request of Todd Shoaf and Kelly Tait to construct a 24 x 56.6' attached accessory dwelling on their property located at 6585 Mt. Olive Cohoke Road, Tax Map Parcel 53-1-1. Following much discussion, the Public Hearing for CUP-02-20 was closed by Chairman, Don Wagner.

Mr. Stephen Greenwood made a motion to approve the Conditional Use Permit, with the condition that the accessory dwelling shall be occupied by immediate family only, and Mr. John Breeden seconded the motion.

Members were polled:

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

The vote was 5-0.

Agenda Item 7. Old Business

Members and Staff discussed ordinance updates and Mr. Ron Etter informed the Commission that the draft was sent out to approximately twenty stakeholders, the sheriff and animal control. Mr. Etter requested that all comments be received no later than July 31, 2020.

Chairman, Don Wagner requested that when we are in the forum to show any changes, that he would like to see a crossover with the current and proposed changes, to match them up.

Agenda Item 8. New Business

Chairman, Don Wagner commented in regards to 86-60 Adult Entertainment being removed from the ordinance without a proper vote from the Commission. Chairman Wagner requested a

motion to remove 'adult entertainment' from the ordinance. Mr. John Breeden made a motion and the motion was seconded by Ms. Janie Rhoads.

Members were polled:

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

The vote was 5-0.

Chairman, Wagner expressed his concerns on the Transportation Corridor Overlay District, as far as buffers needing to be required for construction sites to preserve vegetation for close by residences, as well as the materials used for buildings in that district. Chairman, Wagner was also curious if the Mini Storage would be climate controlled, as he did not see insulation being installed.

Mr. John Breeden requested that the ordinance be checked to see if coated metal has been addressed.

Chairman, Wagner also stated that he would like to require any construction project in the TCO to come before the Planning Commission.

Chairman, Wagner voiced his concerns on parcel 22-39 of Route 360, as it is not in compliance with the Transportation Corridor Overlay District section of the ordinance. He stated that he would like Commission and staff to work together to require and enforce the needed improvements for that corridor.

Mr. John Breeden noted to the Commission that if the ordinance is still not up to standards, then there is still time to make changes.

Agenda Item 9. Staff and Special Committee Reports

Mr. John Breeden gave an update on the Solar Subcommittee, as well as provided a report for members and staff. He requested that the Commission members review the draft and submit comments to him before the next meeting.

Mr. Ron Etter gave an update on the Comprehensive Plan RFP and will be send out for bids. A panel is needed to review the firms and Mr. Etter requested that a member of the Planning Commission and Economic Development Authority to sit on the panel. Mr. John Breeden

expressed interest in sitting on the panel, therefore it was the consensus of the Planning Commission that Mr. Breeden represent them.

Mr. Ron Etter gave a brief update on the Kondakor property and informed the Commission that he would be visiting the site on July 13, 2020.

Several Planning Commission members stated that they would like the violation log made a part of the monthly packets.

Agenda Item 10. Adjournment

Chairman, Don Wagner requested a motion to adjourn. A motion was made by Mr. John Breeden to adjourn the meeting, and was seconded by Ms. Bonnie Hite. The meeting adjourned at 8:35PM.

_____ _____

Don Wagner, Chairman **Ron Etter, Planning Secretary**

8a.

SmartScale Project

By

Sherry Graham,

Zoning Administrator

9/29/2018
11:57:33 PM

dl094660l J(1).dgn
Plotted By: WAP04107$

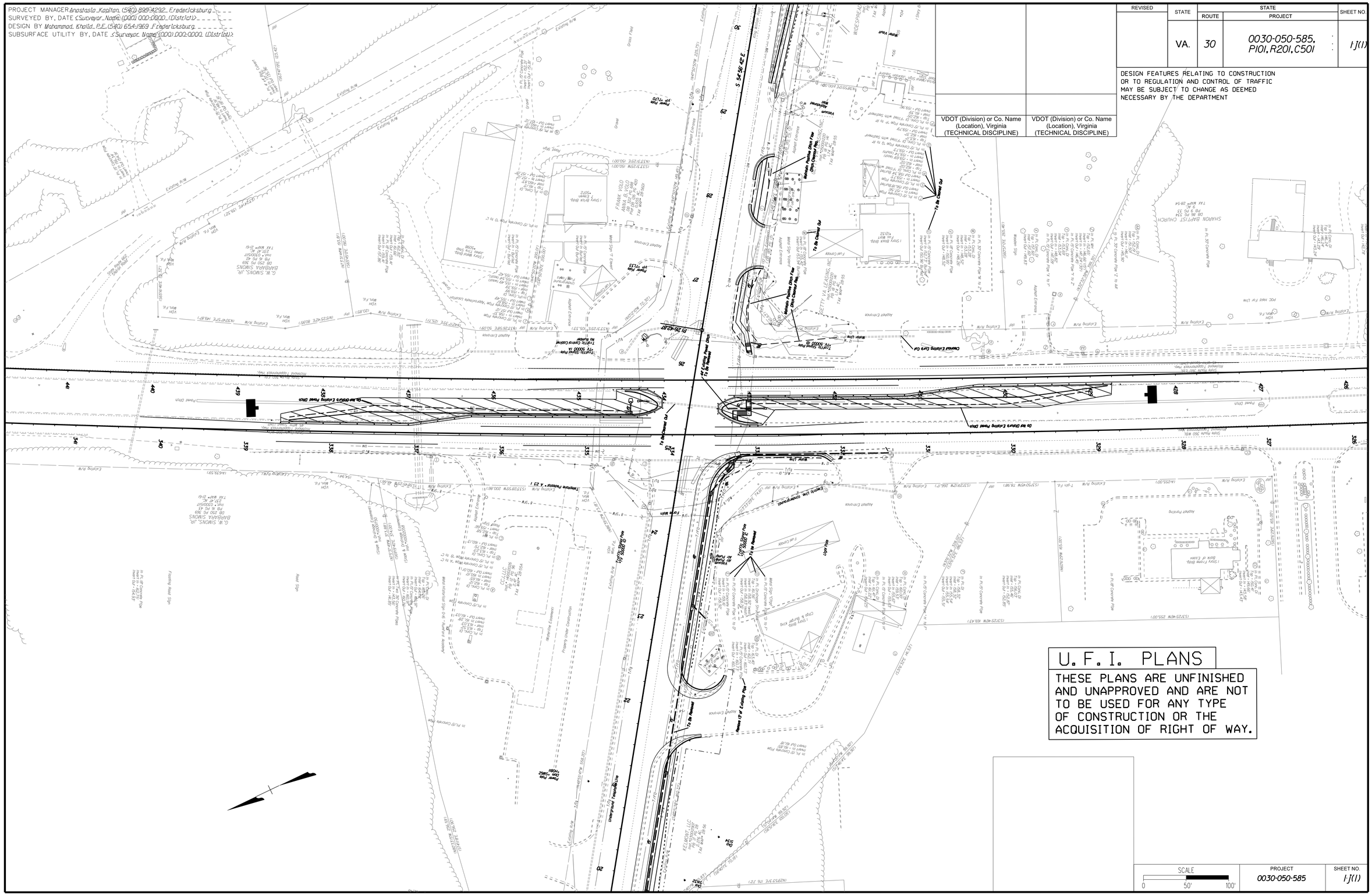
PROJECT MANAGER Anastasia Kaplan (540) 899-4292 Fredericksburg
SURVEYED BY, DATE <Surveyor Name> (000) 000-0000 (District)
DESIGN BY Mohammad Khalid P.E. (540) 654-1969 Fredericksburg
SUBSURFACE UTILITY BY, DATE <Surveyor Name> (000) 000-0000 (District)

REVISED	STATE	ROUTE	PROJECT	SHEET NO.
	VA.	30	0030-050-585, P101, R201, C501	I-J(1)

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

VDOT (Division) or Co. Name (Location), Virginia (TECHNICAL DISCIPLINE)

VDOT (Division) or Co. Name (Location), Virginia (TECHNICAL DISCIPLINE)


Be Re-Grade Existing Road Ditch
Remove 12" of Existing Pipe
Remove Pipe Culvert Pipe
Remove Pipe Culvert Pipe
Remove Pipe Culvert

9/29/2018
11:59:45 PM

dl0946604ut.dgn
Plotted By: WAP04107$

FREDERICKSBURG DISTRICT DESIGN UNIT

PROJECT MANAGER Anastasia Kaplan (540) 899-4292 VDOT Fredericksburg District
SURVEYED BY, DATE Michael L. Bell II L.S. (804) 313-2243 VDOT Fredericksburg District
DESIGN BY Mohammad Khalid P.E. (540) 654-1969 VDOT Fredericksburg District
SUBSURFACE UTILITY BY, DATE Frank B. Richardson II L.S. Accumark Utilities 804-550-7740, 09-08-17

U. F. I. PLANS

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY.

See Sheet 3 for Utility Owners.

PRELIMINARY EASEMENTS FOR UTILITY RELOCATIONS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AS PROJECT DESIGN IS FINALIZED

REVISED	STATE	STATE ROUTE	STATE PROJECT	SHEET NO.
	VA.	30	0030-050-585, R201, M501	4UT

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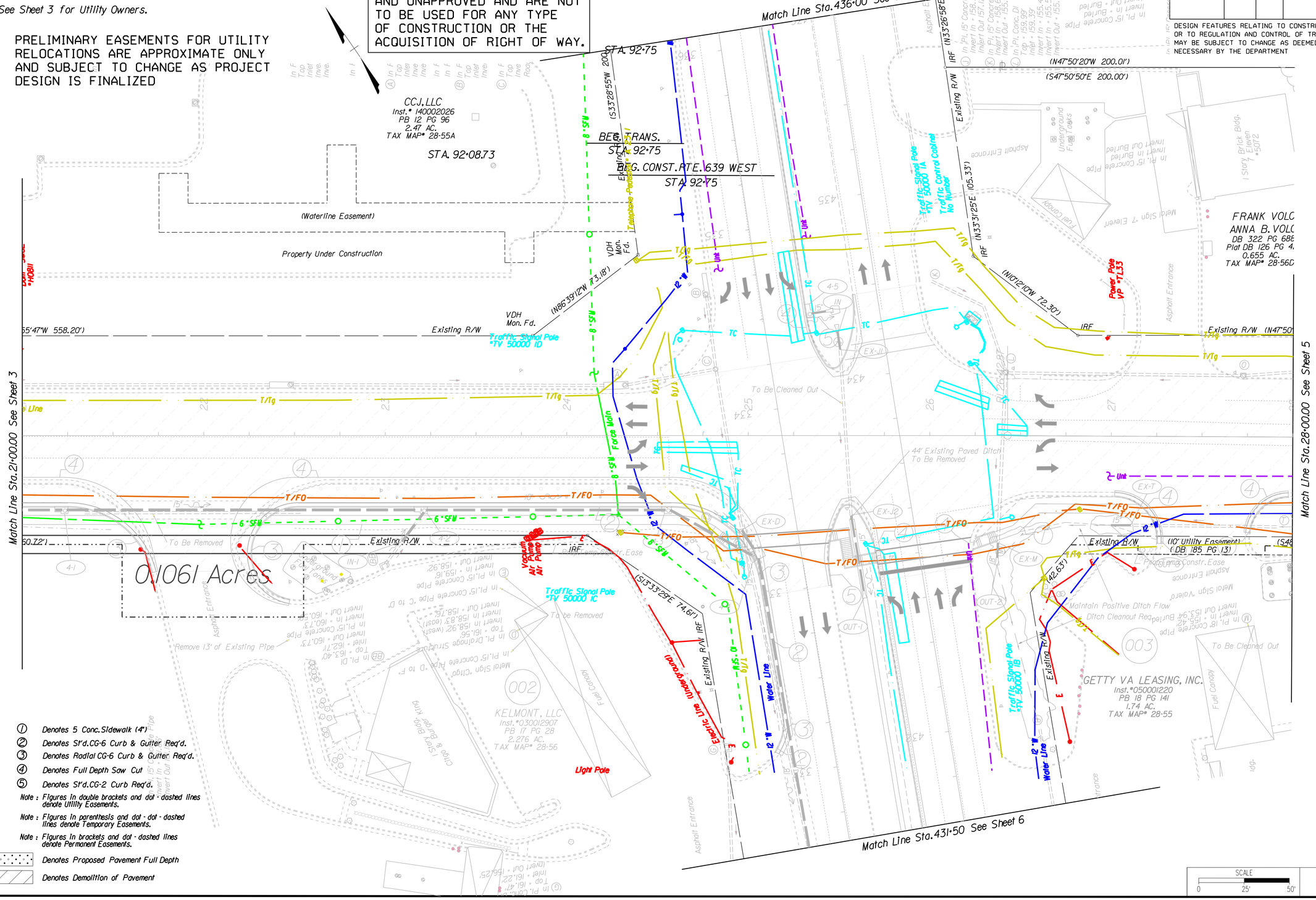
VDOT (Division) or Co. Name (Location), Virginia (TECHNICAL DISCIPLINE)

VDOT (Division) or Co. Name (Location), Virginia (TECHNICAL DISCIPLINE)



① Denotes 5 Conc. Sidewalk (4")
② Denotes St'd. CG-6 Curb & Gutter Req'd.
③ Denotes Radial CG-6 Curb & Gutter Req'd.
④ Denotes Full Depth Saw Cut
⑤ Denotes St'd. CG-2 Curb Req'd.

Note : Figures in double brackets and dot - dashed lines denote Utility Easements.

Note : Figures in parenthesis and dot - dot - dashed lines denote Temporary Easements.

Note : Figures in brackets and dot - dashed lines denote Permanent Easements.

Denotes Proposed Pavement Full Depth

Denotes Demolition of Pavement

SCALE	PROJECT	SHEET NO.
0 25' 50'	0030-050-585	4UT

9a.

Solar Subcommittee Report

By

John Breeden

9d.

July 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	DATE TO BLDG PLAN REVIEW	DATE APPROVED BY BLDG	NOTES/COMMENTS
7.2.2020	Store More Inc.	6711 Richmond Tappahannock Highway, Aylett, VA	22-19			N/A	N/A	7.1.2020	7.7.2020	Storage Buildings (Included Under The Last Zoning Permit)
7.6.2020	TNT Land Resources	44 Little Woodbury Road, Walkerton, VA 23117	47-3-2A	Rosebank Estates	E&S/Z/Bldg	7.7.2020	7.22.2020	7.7.2020		NEW DWELLING & POLE BAR
7.7.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	30-3-2	Spring Knoll	E&S/Z/Bldg	7.7.2020	7.13.2020	7.7.2020		NEW DWELLING
7.7.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	30-3-3	Spring Knoll	E&S/Z/Bldg	7.7.2020	7.13.2020	7.7.2020		NEW DWELLING
7.7.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	10-10	n/a	E&S/Z/Bldg	7.7.2020	7.27.2020	7.7.2020	7.13.2020	NEW DWELLING
7.8.2020	RCI BUILDERS, LLC	9245 Shady Grove RD - Suite #200, Mechanicsville, VA 23116	22-11-2A-58	Kennington	E&S/Z/Bldg	7.8.2020	7.16.2020	7.8.2020	07.15.2020	NEW DWELLING
7.8.2020	RCI BUILDERS, LLC	9245 Shady Grove RD - Suite #200, Mechanicsville, VA 23116	22-11-2A-59	Kennington	E&S/Z/Bldg	7.8.2020	7.16.2020	7.8.2020	07.15.2020	NEW DWELLING
7.10.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	28-9-11	West Liberty Farms	E&S/Z/Bldg	NMI		7.13.2020	7.15.2020	NEW DWELLING
7.13.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	19-3-3		Z/E&S/BLDG	7.13.2020	7.15.2020	7.13.2020	7.15.2020	POLE BUILDING
7.14.2020	Steve Adams, Inc.	12833 W. River Rd. Aylett, VA	29-82B1	n/a	Z/E&S/BLDG	7.14.2020	7.16.2020	7.14.2020		new dwelling
7.14.2020	Waterfront Construction	PO Box 1553 West Point, VA	60-2-3	Riverfront Farm	Z/BLDG	7.14.2020	7.15.2020	7.14.2020		PIER AND DECK
7.14.2020	Michael Bartley	115 Indian Fields Drive King William, VA	29-7-8	n/a	Z/BLDG	7.15.2020		7.15.2020	7.16.2020	INSTALLATION OF ABOVE GROUND POOL
7.15.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	22-13-1	n/a	E&S	7.15.2020	7.15.2020	n/a	n/a	LAND DISTURBANCE
7.15.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	22-13-2	n/a	E&S	7.15.2020	7.15.2020	n/a	n/a	LAND DISTURBANCE
7.15.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	22-13-3	n/a	E&S	7.15.2020	7.15.2020	n/a	n/a	LAND DISTURBANCE
7.15.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	22-13-4	n/a	E&S	7.15.2020	7.15.2020	n/a	n/a	LAND DISTURBANCE
7.15.2020	Keith Peck	28 Aylett Road Aylett, VA	22-74	n/a	BLDG	n/a	n/a	7.15.2020	7.20.2020	RENOVATIONS TO HOUSE
7.17.2020	Teddy Layell	2945 Dorrell Road Aylett, VA	5-52	n/a	Z/BLDG	7.20.2020	7.20.2020	7.20.2020		DECK WITH ROOF
7.20.2020	Craig Peck	2216 Silver St. Aylett, VA	22-11-1-36	n/a	Z/BLDG	7.22.2020	7.22.2020	7.21.2020		DECK
07.21.2020	HRSD (Tom Morris)	542 Acquinton Church RD, King William, VA 23086	34-21	n/a	Z/BLDG	7.21.2020	7.22.2020	7.21.2020		HRSD Backup Generator House
7.21.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	14-15-F1	n/a	Z/E&S/BLDG	7.21.2020		7.21.2020		NEW DWELLING
7.21.2020	Darrell Kellum, Inc.	662 Sharon Road, King William, VA 23086	14-15-f1	N/A	Z/BLDG	7.21.2020		7.21.2020		POLE BARN

9e.

July Land Disturbance

(provided at meeting)

9f.

July Building Report

(provided at meeting)

9g.

Violation Log

Zoning Complaint Log

in comp.	Complaint Date	Type of Violation	Parcel #	Property Owner	Address	Inspector Verification Dat	1st(Courtesy)	Deadline	2nd Letter	Deadline	Warrant Date	Notes/Complete
	2/3/2020	Inoperable vehicles	13-43	Irish Lurelia	117 Mitchells Lane	2/3/2020						
	2/5/2020	Goats running loose	21-8-5	John Robinson	3707 Venter Road	3/30/2020	2/5/2020	3/5/2020				
		debris	36-9	Edmond Simpson	4963 Acquinton Church Rd.		2/21/2020	4/21/2020				okay 5/11/20
		sign display	28-3-4	Central Garage, LLC	4914 Rich-Tapp Hwy.	2/14/2020	2/14/2020	immed.				
okay		cargo containers	28-30A	Rock Bottom, LLC	Rich-Tapp Hwy.		3/10/2020	immed.				containers removed.
		abandoned home	22C-2-A-17	Herman Schutt, III	403 Walnut Lane	3/20/2020	unjustified					home secured, no property main. Viol.
		mobile home & inop. Vehicles	44-114	Luberta Hill	66 Hills Fork Road	4/6/2020	4/7/2020	5/7/2020				
	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		
		inop. Vehicles & debris	26-35	Maurice Johnson	629 Mt. Columbia Rd.	3/30/2020	2019		4/8/2020	5/8/2020		
		inop. Vehicles	26-2A	Addie Gresham	6449 Dabney's Mill Rd.	3/30/2020	2019		4/8/2020	5/8/2020		
		fence down	28-65	David Howell	104 Sharon Road	4/14/2020	4/14/2020	5/14/2020				
	4/14/2020	inop. Vehicles & debris	28-22A	Trevor Peele	281 Manfield Road	4/14/2020	4/14/2020	5/14/2020				
	4/14/2020	debris	28-23A	Trevor Peele	235 Manfield Road	4/14/2020	4/14/2020	5/14/2020				
	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	246-8844	site visit 9/1		Gloria Dean - 380-5618
	4/22/2020	junk cars	30-20A	JPG Properties, LLC	102 W. Chinquapin Rd.		7/7/2020	8/6/2020				in touch with owners attorney
	4/20/2020	debris and old shed	28-18	Anthony Vaughan	1407 Manfield Road	5/8/2020	5/12/2020	6/12/2020				
	5/8/2020	weeds, maintenance	13-59A/59B	American Tower	500 Upshaw Road	5/8/2020	5/12/2020	6/12/2020				
		Inoperable vehicles	29A-1-13	Fred/Rose Muse	292 Kelley Lane	6/10/2020	7/2/2020	8/2/2020				
		Weeds	28B-3-A-25	Branch Banking	360 Nottoway Lane	6/10/2020	7/2/2020	8/2/2020				
		Weeds	37-9	Betty Byrd	545 Walkerton Road	7/1/2020	7/2/2020	8/2/2020				
		Inoperable vehicles	38-39C	Thomas J. Smith	347 White Oak Landing Rd	6/5/2020	7/2/2020	8/2/2020				
		Inoperable vehicles	38-40A	Thomas Smith Jr.	299 White Oak Landing Rd	6/5/2020	7/2/2020	8/2/2020				
		Inoperable vehicles	38-4	Craig/Joan Lawson	1885 Horse Landing Rd	6/5/2020	7/2/2020	8/2/2020				
		Weeds	28B-3-A-26	Darrell Kellum Inc	362 Nottoway Lane	6/11/2020	7/2/2020	8/2/2020				
		Unpermitted Manufactured Ho	29-38B	Brian J. Byrd	1518 Dunluce Road	6/5/2020	7/2/2020	8/2/2020				
		Inoperable vehicles	21-12B-47	Occupant/Jack Bailey	302 Tyler Trail	6/17/2020	7/2/2020	8/2/2020				