

**MINUTES  
KING WILLIAM COUNTY  
PLANNING COMMISSION  
REGULAR MEETING OF MARCH 3, 2021**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 3<sup>rd</sup> day of March 2021, beginning at 7:00 p.m. via Zoom.

**Agenda Item 1. CALL TO ORDER**

Chairman Rhoads called the meeting to order.

**Agenda Item 2. ROLL CALL**

**The members were polled:**

John Breeden	Aye
Bonnie Hite	Aye
Don Wagner	Aye
Stephen Greenwood – Vice Chairman	Aye
Janie Rhoads - Chairman	Aye

Also in Attendance:

Sherry Graham, Acting Director of Community Development  
Krista Cole, Planning Secretary

**Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA**

Chairman Rhoads requested a motion to adopt the amended meeting agenda as presented. Mr. Breeden moved for the adoption of the March 3, 2021 meeting agenda; motion was seconded by Ms. Hite.

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

**Agenda Item 4. REVIEW AND APPROVAL**

Chairman Rhoads requested a motion to approve the February 2, 2021 minutes as presented. Mr. Wagner moved for the approval of February 2, 2021 meeting minutes; motion was seconded by Mr. Breeden.

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

## **Agenda Item 5. PUBLIC COMMENT PERIOD**

Chairman Rhoads opened the public comment period.

1. Steven Tupponce, Council Member of the Upper Mattaponi Indian Tribe in attendance at permission of the Chief, stated his opposition of the new water tower location, as it would be on ancestral land and there could be potential artifacts and burial sites that the County could come across. Mr. Tupponce asked the Planning Commission to decline or to table in request that the County find a more suitable location. Mr. Tupponce also stated he does understand the need for a water tower but the parcel in question, is in fact ancestral land and could cause issues.

Chairman Rhoads requested that we discuss the topic of the water tower when we get to it on the agenda.

2. Raymond Carter, of West Point District, expressed his questions and concerns on zoning as far as family division, gift of land and the length of time. Mr. Carter stated that people should have a say in what they do with their land and he believes people should be able to live affordably.
3. Chris Couch, of Fifth District, expressed his concerns on the ordinances being revised before the Comprehensive Plan and how the ordinance would fit into that. Mr. Couch also stated that it is hard to understand backwards and there is a lack of diversity and flexibility in the proposed ordinance. Mr. Couch also recommended trying blended lot sizes in the County to make it more affordable for some.

Chairman Rhoads thanked Mr. Couch for his comments because they are helpful and stated that they will review once the survey results came back. There being no further speakers, Chairman Rhoads closed the public comment period.

## **Agenda Item 6. UNFINISHED BUSINESS**

Ms. Graham shared with commissioners a brief update on the surveys for the ordinance revision. Ms. Graham said according to Berkley Group, there were 520 surveys completed and 259 of them were online surveys. She stated that she would receive the preliminary results later in the week and would have final results by the April meeting. Ms. Graham also reminded the Commission that they would have a joint work session with the Board of Supervisors on April 12<sup>th</sup>.

Chairman Rhoads was curious if a meeting for the end of March was still up for discussion.

Mr. Wagner stated the Commissioners had agreed upon a March 24, 2021 work session. Mr. Breeden felt that another meeting was needed to get ahead of the game for the joint session with the Board of Supervisors.

**Agenda Item 7. NEW BUSINESS**

**a. Discussion of Solar Moratorium**

Ms. Graham announced that all solar and legislative changes had been incorporated into the draft ordinance.

Mr. Breeden stated that a redline version would be good to see the changes made.

Ms. Hite stated that she felt the subcommittee comments should be approved by the Board of Supervisors before the Commission made any recommendations.

Mr. Breeden expressed that the Board and Commission have already seen the subcommittee reports and comments.

Ms. Graham stated she would get a copy and outline that section for the March 24<sup>th</sup> work session.

**b. Joint Session**

No discussion needed.

**c. New Water Tower Location for Central Garage Water System**

Ms. Graham presented to commissioners that the County is at their max of water usage and the existing tower needs maintenance and repair but the site at Kelley Lane is the highest elevation and a good site for the tower. Ms. Graham told the Commission that it is up to them whether to recommend, deny, or approve but that Staff has found no support of the site being on ancestral ground and if we do receive any information, she would be happy to look at it.

Mr. Wagner felt the Commission should table for more information. He questions the elevation and why it is not possible to raise the tower to higher elevation. Mr. Wagner was concerned with it being in a residential area in the Future Land Use Map and felt it should be tabled while the County looks for another site.

Mr. Breeden, in agreement with Mr. Wagner, was interested to hear of different sites but was also curious if there had been any archaeological study done for the Kelley Lane site. He also wanted to know if Mr. Tupponce could speak at the next meeting.

Mr. Greenwood stated that the water tower had already come to the Board of Supervisors and is in their hands but Mr. Tupponce may want to be a part of the next meeting.

Chairman Rhoads stated that Mr. Tupponce could speak at the next meeting.

Mr. Tupponce stated that they do know that there are artifacts in that area that could delay the project and be a risk. He stated that they just wanted to be neighborly and ensure that they are looking out for the County to develop a good relationship.

Chairman Rhoads requested that Steve Hudgins, Interim County Administrator and Bowman be available to discuss alternatives at the next meeting.

Mr. Wagner expressed his concern on the situation, as the County is about to dive into the Comprehensive Plan so why the rush when this could affect a large area of development. He feels the Commission should have a direct discussion with the Board, either way, there needs to be more discussion.

Ms. Hite stated that if the Board looked at three sites, then where are the other two and why are they not feasible options.

Mr. Breeden stated that the tower is needed but the Commission needs to see comparison and adequate information on all of the proposed sites.

Ms. Hite felt that tabling this discussion would be the right decision.

Mr. Wagner moved to table the New Water Tower Location.

**Members were polled:**

Bonnie Hite	Aye
Don Wagner	Aye
Stephen Greenwood, Vice-Chairman	Aye
John Breeden	Aye
Janie Rhoads, Chairman	Aye

**The vote was unanimous to table the New Water Tower location.**

**Agenda Item 8. UPDATES FROM STAFF**

Ms. Graham told commissioners that Hill Studio would be in King William on Friday for a tour if anyone had any recommended sites for them to see, to let staff know. She also stated that the Board is interested in getting a new commission member to represent the 4<sup>th</sup> District.

Mr. Greenwood was curious about the house on the corner of Aylett and River Road as there is still debris everywhere in the road and neighbors have stuff flying into their yards, but was curious if it needed to be a formal complaint.

**d. Commissioner Comments**

Mr. Wagner thanked everyone for attending and hopes we get more feedback in the future and said he was ready to get back to being face to face again and would like to have a future discussion on involvement in the Comprehensive Plan.

**Agenda Item 10. Adjournment or Recess**

Chairman Rhoads recommended a motion to recess until the March 24, 2021 work session. Mr. Breeden moved to recess until the March 24<sup>th</sup> work session; motion was seconded by Mr. Greenwood.

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

**The meeting was recessed until March 24, 2021.**

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**Janie Rhoads, Chairman**

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**Sherry Graham, Commission Secretary**