

**MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
MARCH 24, 2021 WORK SESSION**

A work session of the Planning Commission of King William County, Virginia, was reconvened on the 24th day of March 2021, beginning at 7:00 p.m. via Zoom.

Agenda Item 1. CALL TO ORDER

Chairman Rhoads reconvened the meeting from March 3, 2021.

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
King William County Board of Zoning Appeals

Agenda Item 3. WORK SESSION

a. Stakeholder Results

Chairman Rhoads stated that there were four different groups and based on this a total of 23 people were reached out to and 11 participated. She felt it best for each commissioner to give their comments and what they think of the results.

Mr. Breeden told members that it seemed as if a large number of people who did participate in the surveys, like the work that the Planning Commission has done. He also stated that one of the biggest issues was the 10 acre lot size – a lot of people want the 10 acres and a lot are opposed, but the Planning Commission needs to look out for the Community as a whole.

Mr. Wagner expressed his concern on only 11 stakeholders participating, as the number did not seem significant. He also expressed his thoughts in regards to site plans being required for rezoning.

Ms. Hite let the Commission know that she had trouble opening the file and had not had enough time to fully take a look at, but that she agrees with Mr. Breeden and Mr. Wagner mostly. She saw people who want to keep rural areas rural, lot size issues, people wanting a new drug store and to protect property rights.

Mr. Greenwood stated that he was disappointed as he thought Berkley Group would be in attendance and he would've preferred discussing with them before going to the Board.

Mr. Breeden reiterated that Berkley Group would be at the Joint Session in April.

Mr. Greenwood expressed his concern on the survey and how many people did not understand the questions they were being asked, as well as business in the County. He was worried that we already have trouble getting business in King William and site plans are extremely expensive. He feels if it is allowed on the 360/30 corridor, then it should be allowed period. Mr. Greenwood also felt the lot size percentages were not that different and forcing it to be a 10 acre minimum just does not seem right.

Chairman Rhoads agreed that the response we received from the surveys was consistent with the proposed ordinance. She also felt as if lot sizes warrant for more discussion, but she did not have the same concern for site plans. She did say that citizens do want to see site plans that it seems, however she has no personal suggestion on the matter. Ms. Rhoads feels that the citizens have a shown a strong desire to:

1. Keep King William County rural
2. Encourage new commercial business
3. Preserve agriculture.

She was curious as to how the Planning Commission could reconcile the differences, as it seemed the two options were for farmers to subdivide OR solar farms. A lot of jurisdictions allow "agritourism" by right with restrictions and she wasn't sure if it was in the proposed ordinance but that is her recommendation.

Mr. Wagner stated that the results from citizens were to have site plans.

Mr. Breeden stated that in addition to rezoning and concerns of citizens, that site plans could be helpful.

Ms. Hite felt that some of the survey questions were confusing for those who do not understand zoning. She also felt that there was a lot of concern on family subdivisions but that lot sizes were something they would need to continue to discuss.

Mr. Greenwood stated that there was so much misinformation, as farming has chemicals and solar farms do not. He also stated that subdivisions put burdens on

services for the County. Mr. Greenwood felt that they can make conditions for solar but it is better than farmers subdividing.

Mr. Wagner was curious if Sherry had received fee information back from Berkley Group.

Ms. Hite stated that she would rather talk to Berkley Group before going in front of the Board of Supervisors with them.

Chairman Rhoads was curious if they should schedule another meeting or tack it on to the April Regular meeting.

Mr. Breeden felt it would be best to tack it on to the April meeting.

Chairman Rhoads told staff to add to the April 6th agenda and that we would not need to discuss ordinance or work session at that meeting. She also introduced Chairman of Board of Zoning Appeals, Benjamin Shumaker.

Mr. Shumaker thanked the Planning Commission for all of their hard work and dedication to the Community. He also expressed that lot sizes are a big deal especially for families.

Ms. Nunnally thanked everyone for the information and for allowing the Board of Zoning Appeals to be a part of it.

Mr. Wagner stated that he would like to sit and discuss some issues of the past with Mr. Shumaker in the future.

Mr. Greenwood stated that we have the option to create a subcommittee if the tribes do not want a voice, they can still give us input in other areas.

Ms. Hite thanked the Board of Zoning Appeals for expressing their concerns.

Mr. Wagner was curious if the next meeting would be in person since restrictions had been lifted.

Agenda Item 10. Adjournment or Recess

Chairman Rhoads requested a motion to adjourn. Mr. Breeden made a motion to adjourn and the motion was seconded by Mr. Greenwood.

The vote was unanimous on this motion and the meeting was adjourned.

Janie Rhoads, Chairman

Sherry Graham, Commission Secretary