

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

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

Agenda Item 1. CALL TO ORDER

Chairman Breeden reconvened the meeting from the August 3, 2021, meeting.

Agenda Item 2. ROLL CALL

The members were polled:

Mathew Sluder	Aye
Bonnie Hite	Aye
Don Wagner	Aye
Stephen Greenwood – Vice Chairman	Aye
John Breeden - Chairman	Aye

Also in Attendance:

Sherry Graham, Director of Community Development
Christina Grover, Zoning Administrator

Agenda Item 3. WORK SESSION

a. Discussion of Draft Ordinance

The final draft dated July 20, 2021, was discussed and the following changes were added:

Cluster Subdivision – Section 86-456.2 (a) Add “This would require minimum lot sized of 15,000 sf for properties served by both water and sewer, 20,000 sf if served by public water or public sewer only and 30,000 sf if not served by either water or public sewer.

TCO Transportation Corridor Overlay District - Section 86-136, change the verbiage to All business identification signs shall be monument signs not to exceed 15 feet in height for individual businesses and 20 feet in height for businesses with multiple tenants. Pole signs and free-standing signs shall be prohibited.

Height Regulations – Section 86-247(e) Accessory structures and uses. Except for farm structures, the maximum height of accessory structures cannot exceed 60 percent of the allowable maximum height of the principal residential dwelling permitted in the zoning district in which the parcel resides.

Definitions – Add the following definitions

Campground – Any parcel or tract of land including buildings or other structures, under the control of any person, where two or more campsites whether equipped with tents, tent houses, huts, cabins, cottages, campers, or trailers, or not so equipped, which is available for temporary or seasonal overnight occupancy and whether any fee is charged for the use thereof or not.

Campsite – A site with or without connections to water supply, electrical service, or sewage systems, used by one camping unit. Campsites are limited to one camping unit and a maximum of 6 persons or immediate family members.

Camp Unit – A tent, camping cabin, recreational vehicle, camping trailers, pick-up campers, yurts, or other type of portable shelter intended, designed, or used for temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.

Day-Youth Camp – Day Camp – A camp where children spend the day and then return home at the end of the day.

- The youth group cabin and campgrounds are for the exclusive use of youth groups, which are defined as recognized, nonprofit organizations, or affiliated with a school, church, or recognized youth organization whose members are 17 or younger. A recognized group must be organized with by-laws, have an Article of Incorporation filed with the Secretary of State, and be insured with a current certificate of insurance on file.
- Only members of qualifying groups with their accompanying leaders may camp in these areas.
- Adult supervision of one group leader 21 or older for every 10 members 17 or younger is mandatory for the duration of the stay.

Campgrounds or camping area –

- Change 6. to read Accessory structures or recreation facilities, washrooms, swimming pools, game courts and the like shall not be located closer than 100 feet to any campground boundary or closer than 200 feet to any property line.
- Add 7. No person directly or indirectly shall conduct, control, manage, operate, or maintain a campground, or offer campsites for occupancy with the County without first making application for and receiving a valid permit from the Health Department for the operation of the campground or campsite.
- Add 8. Camping is limited to 14 consecutive days.

The draft ordinance needs to be consistent with the wording throughout the entire document. (i.e., Lot is used 471 times and parcel is used 135 times)

On page 187, Section 86-404(2) the Board of Zoning Appeals needs to be removed.

Agenda Item 4. Adjournment or Recess

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

The vote was unanimous on this motion and the meeting adjourned at 8:04 p.m.

John Breeden, Chairman

Sherry Graham, Commission Secretary