

**MINUTES  
KING WILLIAM COUNTY  
PLANNING COMMISSION  
REGULAR MEETING OF SEPTEMBER 7, 2021**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 7<sup>th</sup> day of September 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:**

Mr. Sluder	Aye
Ms. Hite	Aye
Mr. Wagner	Aye
Mr. Greenwood	Aye
Chairman Breeden	Aye

Also in Attendance:

Sherry Graham, Acting Director of Community Development  
Krista Cole, Planning Assistant  
Christina Grover, Zoning Administrator

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

Chairman Breeden requested a motion to adopt the meeting agenda as presented. Ms. Hite moved for the adoption of the September 7, 2021 meeting agenda; motion was seconded by Mr. Wagner.

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

**Agenda Item 4. REVIEW AND APPROVAL OF MINUTES**

Ms. Hite stated that the August 3, 2021 minutes needed to be revised to reflect the correct Chairman on Agenda Item 4. Ms. Hite made a motion to approve the July 19, August 3, and August 24<sup>th</sup> minutes with the amended change and the motion was seconded by Mr. Sluder.

**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 shortly thereafter.

## **Agenda Item 6. PUBLIC HEARING**

### **a. Proposed Ordinance Amendments**

Ms. Rebecca Cobb with the Berkley Group gave a brief presentation on the process to date and the changes that have been made throughout.

Chairman Breeden was curious if we could go over the most recent amendments and suggestions made by Berkley Group so that the Commission could be on the same page.

Mr. Sluder was curious if there was a limit of people to each camp site, is there a limit to the number of sites per campground.

Chairman Breeden was curious if the County was obligated to have Cluster subdivisions in the ordinance.

### **Chairman Breeden opened the Public Hearing.**

1. Butch Prince, 888 Mill Road – Mr. Prince stated that he recently turned in a Conditional Use Permit application, but he has concerns with the 800 sq ft accessory dwelling maximum. Mr. Prince stated that his son and his wife and son would like to live on the property and build a home with the potential to move into the primary home eventually and for Mr. Prince and his wife to take the secondary home. He stated that 800 square foot is just not suitable for a family that has the potential to grow, and he hoped they would take that into consideration.
2. Angela Vessels, Fifth District – Ms. Vessels stated that she is a descendant of landowners in King William since 1895 and she is concerned with the minimum lot increase and the lot frontage increase on secondary and primary road. She wants people to be able to continue to build on the land as they have over the years.
3. Cheryl Neale – Ms. Neale expressed her concern on the 5-acre vs 10-acre minimum and that some lower income families just can't afford that kind of purchase.
4. Vic Einarsson, Roane Oak Community – Mr. Einarsson thanked the Commission for their hard work in the document that they have helped put together and stated that he just wants to make sure that the County enforces the changes that they've made.
5. Reginald Neale, 27443 King William Road – Mr. Neale was curious about the lot sizes and just wanted to verify acreage amounts.
6. Charles Snead, Second District – Mr. Snead stated that he operates a Bed and Breakfast in the County and in staying engaged throughout the ordinance revision, he learned that in one of the Stakeholder meetings there was expressed interest in 'short term rentals.' Mr. Snead said his business has been around for five years and he believes that it strengthens the community to exchange services. He also stated that Bed and Breakfast business help preserve the rural character of the County, so room limitations are concerning and seem counterproductive to have this in the

ordinance with such a small limit to the business. "WHY FIVE?" Mr. Snead asked and then he requested that the limit to number of five rooms be stricken from the ordinance, as the community needs more of the businesses, so why not let Virginia Department of Health set those limitations instead.

Chairman Breeden closed the Public Hearing being no one else to speak.

Chairman Breeden asked Ms. Graham if she felt the ordinance was reasonable and enforceable as it stands.

Mr. Wagner thanked Berkley Group, staff, and the citizens especially for the surveys.

Ms. Hite thanked Rebecca Cobb and Kelly Davis with Berkley Group, as well as staff, but most importantly, the citizens for their input.

Chairman Breeden requested a motion to recommend approval of the amended recommendations provided by Berkley Group. Mr. Sluder made a motion that was seconded by Mr. Wagner.

**Members were polled:**

Mr. Sluder	Aye
Ms. Hite	Aye
Mr. Wagner	Aye
Mr. Greenwood	Aye
Chairman Breeden	Aye

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

**Agenda Item 7. UNFINISHED BUSINESS**

**a. Comp Plan Update**

Ms. Graham told members that Hill Group is working on the Future Land Use Map and that will be coming out soon. Once she received the map, she would be sharing with the Commission.

Mr. Breeden stated that it would be good for staff to share the Future Land Use Map with the Economic Development Authority and was curious as to what the timetable was.

Ms. Graham stated that they would be looking to get the Comprehensive Plan Group together in October, but if anyone on the Commission had any comments, please submit them to her.

Mr. Wagner stated that in reviewing the Future Land Use Map, it would be best to have a joint session with the Economic Development Authority. He was curious when their next meeting was or maybe if they would like to come to our October meeting.

**Agenda Item 8. NEW BUSINESS – None**

**Agenda Item 9. SPECIAL REPORTS & UPDATES FROM STAFF**

Ms. Graham informed the Commission that we did receive the first submittal for Dollar General and she would send a PDF for them to look at and there is also a Conditional Use Permit Public Hearing in October.

Mr. Greenwood expressed concerns of a 25ft drop off by the car wash on the backside of Central Crossing that could cause severe issues.

Ms. Hite thanked the staff for all their support over the last two years.

Mr. Greenwood thanked everyone for coming and reiterated that this would not be the last time citizens could express their input, that there would be another hearing on September 27<sup>th</sup> with the Board of Supervisors.

Mr. Sluder stated that while he is new, he feels it is very important to gain input from the citizens, so he encouraged them to stay engaged and stated that being on the Planning Commission had been rewarding thus far.

Mr. Wagner, in agreement with Mr. Greenwood, stated that there would be another opportunity for citizens to speak. He stated that this is a living document, and it is never done and also thanked everyone for coming out.

Chairman Breeden stated that the citizen input truly helps and encouraged them to take surveys for the Comprehensive Plan as it is based on the next 20 years. Mr. Breeden thanked staff, the Commission and Community Development predecessor, Ron Etter for all of their hard work from beginning to this point.

**Agenda Item 10. Adjournment or Recess**

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

**The vote was unanimous, and the meeting was adjourned.**

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**John Breeden, Chairman**

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**Sherry Graham, Commission Secretary**