



**MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF MARCH 14, 2023**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 14th day of March 2023, beginning at 7:00 p.m. in the King William County Board Room of the Administration Building and via Zoom.

Agenda Item 1. Call to Order

The meeting was called to order by Chairman Greenwood at 7:00 p.m.

Agenda Item 2. Roll Call

The members were polled:

Darrell Kellum	Aye
Bonnie Hite	Aye
Don Wagner	Aye
Matthew Sluder	Aye
Chairman Stephen Greenwood	Aye

Also in Attendance:

Sherry Graham, Director of Planning
Christina Grover, Zoning Administrator
Barbara Trimmer, Planning Secretary

Agenda Item 3. Review And Adoption Of Meeting Agenda

Commissioner Hite moved for the adoption of the amended meeting agenda as presented; motion was seconded by Commissioner Sluder. Chairman Greenwood called for any discussion. The members were polled:

Bonnie Hite	Aye
Don Wagner	Aye
Matthew Sluder	Aye
Darrell Kellum	Aye
Chairman Stephen Greenwood	Aye

Agenda Item 4. Approval of Minutes

Commissioner Hite moved for the approval of the February 7th regular meeting minutes as presented; motion was seconded by Commissioner Wagner. Chairman Greenwood called for any discussion. The members were polled:

Don Wagner	Aye
Matthew Sluder	Aye
Darrell Kellum	Aye
Bonnie Hite	Aye
Chairman Stephen Greenwood	Aye

Agenda Item 5. Citizen Comment Period

Chairman Greenwood opened the Citizen Comment period.

Ellett Pollard -681 Spotswood Drive, West Point, VA

Thanked the Planning Commission for their service. Mr. Pollard asked the Commission to consider a change to the current ordinance on accessory buildings that is having a negative impact to residences that have homes that are 100 foot off the river and the front of the house faces the river. The current ordinance states an accessory building is limited to one and the front of the house is facing the road not the river. He is asking the Commission to make a change to the ordinance for homes on the river that have a private road that would allow accessory buildings to be constructed facing the road which under the ordinance is the front of the house.

Stephanie Pollard – 681 Spotswood Drive, West Point, VA

Thanked Sherry and her staff for helping her and her husband. Ms. Pollard appealed to the Commission to review the current ordinance on accessory buildings that would allow homeowners with houses on the river to determine which is the front of the house. Most houses on the river have two fronts, one facing the river and one facing the road. Homeowners are limited to where they can build accessory buildings even though they have five acres of land. Most surrounding counties allow the homeowner to decide which is the front of the house – the road or the river. The new ordinance hurts landowners with homes on the river because they can not do anything with the land that is facing the road because the ordinance states that is the front of the house.

Lillian Fowlkes – 683 Spotswood Drive, West Point, VA

Ms. Fowlkes purchased almost five acres of land to build her forever home. A house was built on one acre. She has four acres that that she can't do anything with. If changes are not made to the ordinance, she will be mowing King William County's grass because the land will be nothing but grass.

Timothy Bartos – 1213 Melrose Landing, Little Plymouth, VA

Mr. Bartos said building a garage to match the house to the side as the County calls for is impacted by RPA, power lines and it has to be approved by the Historical Board. Mr. Bartos

thanked Christina Grover for helping him to let him know what he could and could not do as far as building on the property.

Chairman Greenwood closed the Citizen Comment period and asked the Commissioners if they would like to speak on the issue after the Public Hearing. The Commissioners agreed to speak on the issue after the public hearing.

Agenda Item 6. Public Hearing

a. CUP-04-2022: Applicant: Mark Baker

Commissioner Kellum requested to step down for the Public Hearing of CUP-04-2022 – Applicant – Mark Baker.

Chairman Greenwood stated the property ownership has changed. The new property owner is Irondale VA, LLC. Chairman Greenwood asked Sherry Graham to present CUP-04-2022 to the Commissioners. Ms. Graham said Mr. Baker is requesting the approval of a Conditional Use Permit to construct 180 apartment units. The property is located on tax map parcel 21-50B which is located on Route 30, King William Road across from King William Park. The property is currently available to public water and sewer. The property consists of approximately 8.93 acres and is currently R-1 (Suburban-Residential). The applicant is also proposing to construct a pool and club house as part of the amenities. The property was previously part of the McCauley Park division. It is currently a wooded undeveloped parcel. The applicant has submitted a traffic impact analysis and the applicant has addressed VDOT's comments. Apartments are permitted in the R-1 district with approval of a conditional use permit. Staff recommends approval of the Conditional Use Permit.

The Fire Chief has completed a preliminary review of the plans and has some concerns with a fire truck being able to maneuver thru the apartment complex. A fire truck will need 100 inches or 8.3 sq ft and will need a fire hydrant to be within 100 feet of each fire connection on the buildings. A fire truck will have difficulty turning around in the back of the building and the applicant should consider changes that will allow a fire truck to maneuver in the complex.

Chairman Greenwood asked the applicant if he would like to provide any information. Ms. Graham introduced Mr. Baker. Mr. Baker's presentation showed they would like to construct a multi-family development with amenities such as a club house and pool and will be market rate. The complex will have ample parking for the residence, and extensive buffers which would screen from both King William Road and adjacent neighbors. No traffic thru adjacent neighborhoods. They have a VDOT approved Traffic Impact Analysis. The units will be predominantly one bedroom because they are more marketable and rent quicker. They will also have some two- and three-bedrooms units. They held a neighborhood outreach meeting on February 7th to address any questions the neighbors had on the request.

Chairman Greenwood asked the Commissioners if they had any questions for Mr. Baker.

Commissioner Sluder asked about the fire lane concerns.

Mr. Baker said he was not aware of the concerns; it was the first he had heard of them. They will review and address any concerns.

Commissioner Wagner asked about elevators not showing on the lay out.

Mr. Baker said it has walk ups. The units will not be age restricted.

Commissioner Hite asked why units will be predominantly one bedroom.

Mr. Baker said the one-bedroom units are more popular and rent quicker.

Mr. Wagner had concerns about the vehicle traffic per day and impact it will have on Route 360. After reviewing the Impact Statement it appears it will not be a problem.

Mr. Baker said the traffic engineers are working with VDOT. HRSD capacity will be available in 2025 and the build out is expected to occur in 2028.

Chairman Greenwood opened the Public Hearing on CUP-04-2022- Applicant Mark Baker.

Jessica Budd– 124 Central Crossing Terrace – Ms. Budd is asking the Planning Commission to oppose the request and to consider the winners and loses if this passes. The losers are the existing residents. They will be surrounded by 5 towering apartment buildings, a pool and a club house. The buffer will not accomplish much as it is old trees. The apartments are not geared toward families. It will be noise, lack of privacy, the balconies will overlook her backyard, and it will impact property values. The winner will be the applicant. They will be maximizing profit by offering one-bedroom units. She asks that you stick with the existing zoning and consider other uses for the property and deny the application.

There being no one further to speak on the request in person or by Voom, Chairman Greenwood closed the Public Hearing.

Chairman Greenwood called for any discussion or a motion among the Commission members.

Commissioner Hite asked if we had any inquiries either for or against the CUP.

Ms. Graham said we had several inquires but no one expressed for or against the CUP.

Commissioner Hite asked if we had a specific regulation regarding the fire suppression.

Ms. Graham said the regulations are in the building code and they will need to meet the fire code. The Commissioners could also add conditions to the approval since this is a CUP.

Commissioner Hite asked what the buffering would be installed on the property.

Ms. Graham said buffering, fencing on both sides of the property, not shining lights on the adjacent properties could be added as conditions to the CUP.

Mr. Baker asked the Commissioners to table the request to the April meeting. The Commissioners comments shows concerns on how to condition the approval. Mr. Baker would like to meet with Fire Marshall regarding the fire lanes requirements and get additional information on the width of the buffer.

Commissioner Sluder made a motion to table CUP-04-2022 – Applicant-Mark Baker, seconded by Commissioner Wagner. Chairman Greenwood called for any discussion. The Commissioners agreed to table CUP-04-2022 to the April meeting.

Agenda Item 7. Unfinished Business

None

Agenda Item 8. New Business

None

Agenda Item 9. Staff and/or Special Committee Report

Edmonds and Violation reports were presented to the Commission by Christina Grover. A new report was added last month that shows the break down by type of permit.

Agenda Item 10. Adjournment or Recess

Commission Kellum made a motion to adjourn the meeting, seconded by Commission Hite. Chairman Greenwood called for any discussion. The members were polled:

Darrell Kellum	Aye
Bonnie Hite	Aye
Don Wagner	Aye
Matthew Sluder	Aye
Chairman Stephen Greenwood	Aye

There being no further business, the meeting adjourned at 8:15 p.m.

Stephen Greenwood, Chairman

Barbara Trimmer, Commission Secretary