



County of King William, Virginia

**BOARD OF ZONING APPEALS
APRIL 21, 2021 MEETING – 6:30 P.M.
VIA ZOOM ONLY
KING WILLIAM, VIRGINIA**

A G E N D A

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Consideration of Minutes:**
 - a. January 20, 2021**
 - b. February 11, 2021**
- 5. Public Comment Period – Speakers:** *One opportunity of 3 minutes per Individual or 5 minutes per Group on Non-Public Hearing Matters*
- 6. Public Hearing**
 - a. V-01-21 Mollie & Henry Gregory**
- 7. Other Unfinished Business**
 - a. Board of Zoning Appeals Vacancy**
- 8. New Business - None**
- 9. Adjournment**

Topic: Board of Zoning Appeals Meeting
Time: Apr 21, 2021 06:30 PM Eastern Time (US and Canada)
Meeting ID: 851 3551 9905
Passcode: 820488
One tap mobile
+13017158592,,85135519905#,,, *820488# US (Washington DC)
Dial by your location
+1 301 715 8592 US (Washington DC)
Meeting ID: 851 3551 9905
Passcode: 820488

4a.

January 20, 2021

Meeting Minutes

**MINUTES
KING WILLIAM COUNTY
BOARD OF ZONING APPEALS
REGULAR MEETING OF JANUARY 20, 2021**

A regular meeting of the King William County, Virginia Board of Zoning Appeals was held on the 20th day of January 2021, beginning at 6:30 p.m. via Zoom. The meeting was called to order with the following members:

Agenda Item 1. CALL TO ORDER

Chairman Shumaker called the meeting to order.

Agenda Item 2. ROLL CALL

The members were polled:

Michael Nolan	Aye
Doris White	Aye
Sergio Tassinari	Aye
Benjamin Shumaker	Aye
Laura Nunnally	Absent

Also in Attendance:

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

Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA

Chairman, Shumaker requested a change to the meeting agenda, moving item 7, organization of the Board of Zoning Appeals for 2021 to the first item of business, and added the meeting schedule of 2021 to the agenda. Vice Chairman, Nolan made a motion to adopt the agenda and the motion was seconded by Mr. Tassinari.

The vote was unanimous on this motion.

Agenda Item 4. REVIEW AND APPROVAL

There were no changes to the minutes, so Vice Chairman Nolan made the motion to approve the minutes and Mr. Tassinari seconded the motion.

The vote was unanimous on this motion.

Agenda Item 5. PUBLIC COMMENT PERIOD

Chairman Shumaker opened the Public Comment Period, but there being no one to speak, the Public Comment Period was closed.

Agenda Item 6. PUBLIC HEARING

a. V-04-20 Paige Kuhlmeiy

Ms. Graham, Director of Community Planning, spoke first with the details of the variance request for reduction in required set back. The proposal was to decrease the set back from 15' to 2' in order to install a 24' x 30' metal out building with a lien too. Ms. Graham indicated that the health department recommended denying the request since the location was over the septic tank and drain field. Ms. Graham indicated based on this, staff was recommending denying the request also. Ms. Graham spoke with Ms. Kuhlmeiy, asking if there was an alternative location, or if she wished to table the request, with no response to those options.

Chairman Shumaker opened the public comment period regarding this variance request, and there were no respondents. After closing the comment period, Chairman Shumaker asked if there was a motion to approve or deny the variance request. Mr. Tassinari motioned to deny the request, and Ms. White seconded the motion.

Members were polled:

Nunnally	Absent
Tassinari	Aye
White	Aye
Nolan	Aye
Shumaker	Aye

The vote was unanimous to deny V-04-20 Paige Kuhlmeiy.

Agenda Item 7. UNFINISHED BUSINESS

a. Approval and Adoption of 2020 Board of Zoning Appeals Annual Report

After some discussion on rewriting the annual report for conciseness and appropriate formatting, Mr. Tassinari motioned to deny the report as is, and Ms. White seconded the motion.

The vote was unanimous on this motion.

b. Goals for moving forward in 2021

Chairman Shumaker reviewed the goals listed for 2021.

- Establish or participate in 1-2 work sessions with the Planning Commission
- Continue to actively participate in the Zoning Ordinance & Comprehensive Plan review process
- Request that the Board of Supervisors allocate funds for continued BZA education, as well as legal representation for Determination Appeals
- Work Session to discuss lessons learned in 39th Annual BZA Program

c. Update on Comprehensive Plan & ordinance Revisions

Ms. Graham reported on the Comprehensive Plan where there has been a committee established to begin work within the next week. A Joint Work Session is planned with the Planning Commission and the Board of Supervisors on February 8th, 2021. Mr. Hill with Hill Studios will hold a public forum in July, based on Covid restrictions, with a final draft of the Comprehensive Plan to be ready by January of 2022.

Ms. Graham reported that the Ordinance Revisions are on schedule, final draft scheduled for the Planning Commission in August 2021, and to the Board of Supervisors in September 2021. A survey was mailed with answers to be compiled for review.

Agenda Item 10. ADJOURNMENT

Chairman, Shumaker made a motion to adjourn. The motion to adjourn was seconded by Mr. Tassinari.

The meeting was adjourned.

Benjamin Shumaker, Chairman

Yvonne Broaddus, Secretary

4b.

February 11, 2021

Special Meeting Minutes

**MINUTES
KING WILLIAM COUNTY
BOARD OF ZONING APPEALS
SPECIAL MEETING OF FEBRUARY 11, 2021**

A special meeting of the King William County, Virginia Board of Zoning Appeals was held on the 11th day of February 2021, beginning at 6:30 p.m. via Zoom. The meeting was called to order with the following members:

Agenda Item 1. CALL TO ORDER

Chairman Shumaker called the meeting to order.

Agenda Item 2. ROLL CALL

The members were polled:

Michael Nolan	Aye
Doris White	Aye
Benjamin Shumaker	Aye
Sergio Tassinari	Absent
Laura Nunnally	Absent

Also in Attendance:

Sherry Graham, Acting Director of Community Development

Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA

Ms. White made a motion to adopt the meeting agenda, and Vice Chairman Nolan seconded the motion.

The vote was unanimous on this motion.

Agenda Item 4. PUBLIC COMMENT PERIOD

Chairman Shumaker opened the Public Comment Period, but there being no one to speak, the Public Comment Period was closed.

Agenda Item 5. UNFINISHED BUSINESS

a. Approval and Adoption of 2020 Board of Zoning Appeals Annual Report

Approval and adoption of 2020 Board of Zoning Appeals Annual Report. Vice Chairman Nolan made a motion to approve the Board of Zoning Appeals 2020 Annual Report and Ms.

White seconded the motion. Chairman Shumaker will present the annual report at the next Board of Supervisor meeting.

The vote was unanimous on this motion.

Agenda Item 6. NEW BUSINESS

a. Approval and Adoption of Amended 2021 By-Laws

The changes provide clarity with regards to the working relationship with the Director of Planning. Vice Chairman Nolan made a motion to approve the changes once the title is changed to Director of Planning within the document, and Ms. White seconded the motion.

b. Member Term Limits Discussion

Chairman Shumaker indicated Sergio Tassinari submitted his resignation on February 9, 2021, effective March 1, 2021, or until a replacement is decided on, whichever is sooner. Chairman Shumaker indicated that Mr. Tassinari's resignation was accepted with thanks for his service. The board vacancy has been posted on the website and the Board of Supervisors will make recommendations on filling the vacancy once the applications are reviewed. Chairman Shumaker will see what Ms. Nunnally's intentions are about remaining on the Board of Zoning Appeals or not.

Agenda Item 7. ADJOURNMENT

Chairman, Shumaker asked for a motion to adjourn, and Ms. White made that motion. All in favor responded with Aye, which was unanimous.

The meeting was adjourned.

Benjamin Shumaker, Chairman

Yvonne Broaddus, Secretary

7a.

V-01-21

Henry & Mollie Gregory



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

TO: Board of Zoning Appeals

FROM: Sherry Graham, Interim Director of Planning

SUBJECT: Variance-01-2021

DATE: April 21, 2021

Summary of Request For V-01-2021

The applicants/owners, Henry and Mollie Gregory are requesting a variance from Article VI, Section 86-203 of the Zoning Ordinance, which requires the minimum lot size within the A-C Agricultural-Conservation District to have a minimum of five acres per parcel. The lot was created as part of a family division to the heirs of Dr. Deucalion Gregory in 1964. After meeting with the Board of Equalization, the Board suggested that Mr. and Mrs. Gregory combine the lots to lower the land value. They were told that they could revert the lots back to the three parcels at a later date. Mr. Henry Gregory compiled the parcels into one large parcel in 1981. The property currently consists of 12 acres and has a single-family home located on it which is occupied by Mr. and Mrs. Gregory. They would like to cut off approximately 2.4 acres which was previously parcel D. This lot would be located to the left side of their home. The lot would be for Ms. Darlene Woodward, who is like a daughter to them and helps to take care of them. The property is located at 104 Little Woodbury Road, tax map parcel 31-20. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse District.

Materials/Background

The Variance packet includes the following:

Application
Plats
Receipt
Deed
Public Hearing Notice
Public Notice – Adjacent Property Owners
Zoning Map
GIS View
Zoning District Map
Pictures

Ordinance Requirements

Article VI, Section 86-203 of the Zoning Ordinance of King William County requires the minimum lot size to be five acres and the building setbacks in the A-C (Agricultural-Conservation) District be fifty feet from the front and rear property lines and twenty-five feet from the side property lines. This lot does have a Resources Protection Area and the house will need to be located outside of the RPA.

Code of Virginia

§ 15.2-2201 – “Variance” means, in the application of a zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land or the size, height area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property, and such need for a variance would not be shared generally by other properties, and provided such variance is not contrary to the purpose of the ordinance. It shall not include a change in use, which change shall be accomplished by a rezoning or by a conditional zoning.

Additional findings:

1. The property interest for which the variance is being requested was acquired in good faith and any hardship was not created by the applicant for the variance:

Staff Comment: The owner acquired the property many years ago through his father’s estate. The applicant did not create the hardship.

2. Many of the lots located in the vicinity are less than one acre.

Staff Comment: The proposed 2.4 acre lot will not be out of character for the area. The property owner is trying to re-create a lot that was previously there.

3. The applicants need to have the proposed lot located next to them so that their caretaker will be able to watch over them and help with their daily needs. Without having a caretaker, Mr. and Mrs. Gregory may be forced to relocate.

Staff Comment: The addition, if constructed, would not be easily seen from any of the adjacent neighboring properties.

Recommendations:

Staff recommends approval of this application.

**KING WILLIAM COUNTY
PUBLIC HEARING NOTICE**

The Board of Zoning Appeals of King William County, Virginia will hold a Public Hearing on Wednesday, April 21, 2021, at 6:30 p.m., or as soon thereafter as may be heard, via Zoom to receive public comment and consider approval on the following matter:

Variance V-01-2021 – Owners, Henry, and Mollie Gregory

A request for a variance to reduce the required 5-acre lot size to 2.4 acres. The property is located at 104 Little Woodbury Road, tax map parcel 31-20 and consists of approximately twelve acres. The property is zoned A-C (Agricultural-Conservation) and is located in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property and this proposed lot would be located behind their home.

All interested persons may present their views during the meeting via ZOOM. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, Virginia 23086; or by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Commission members and made a part of the public record. All records pertaining to this matter may be viewed in the Planning and Zoning Office at 180 Horse Landing Road, King William, Virginia during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Planning and Zoning Office at (804) 769-4978 or email to sgraham@kingwilliamcountv.us.

By the authority of

Sherry L. Graham
Interim Director of Planning

Please publish in the Tidewater Review on 4/7/2021 and 4/17/2021



VARIANCE APPLICATION

King William County

Department of Community Development

180 Horse Landing Rd. #4 King William, VA 23086

Phone (804) 769-4980 Fax (804) 769-2235

1. Owner(s): Henry and Mollie Gregory

Address: P.O. Box 36, King William, VA 23086

Physical Address: 104 Little Woodbury Road

Phone Number:

804-241-4303 cell

Email Address:

southoaklandfarm@gmail.com

2. Applicant (if different from owner): n/a

Address:

Phone Number:

Email Address:

3. Property Identification

Tax Map:

31 20

Physical Address of Property:

104 Little Woodbury Road

Deed Book or Instrument Number for title of property:

Plat Book 142, Page 796

Zoning District:

02

Present Use of Property:

12 acres total : 3.6 Acres Dwelling, 2.4 Acres Vacant Lot,
5.9 acres vacant Lot

4. A variance is requested from the requirements of Article _____, Section _____, of the Zoning Ordinance for King William County, Virginia.

Describe requested variance request in detail and provide information to each of the items the Board of Zoning Appeals will be considering in granting or denying the request:

See Attached

- (a) Strict application of the ordinance will produce undue hardship relating to the property;

Not granting a variance would mean the possibility of us not being able to stay in our home

- (b) The hardship is not shared generally ^{by} other properties in the same zoning district and in the same vicinity;

No

- (c) Authorization of the variance will not be detrimental to adjacent properties and the character of the district will not be changed; and

The make up of land along Little Woodbury Road is Residential and Residential in Subdivision. With lots in the subdivision, many with 1/2 acres and 100' of frontage. The lot in question has homes to the left and right and is 2.4 1/2 acres. It would not be detrimental to adjacent properties.

- (d) The condition or situation giving rise to the variance is not of such general or recurring nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Zoning Ordinance.

No

(e) The hardship seeking relief from is not self-inflicted by the owner.

No

I do certify that the information presented in this application is complete and accurate to the best of my knowledge. Members of the Board of Zoning Appeals and County employees are hereby authorized to enter upon the property described herein during normal working hours for the purpose of performing assigned duties in connection with this application.

Note: A power of attorney must be granted by the owner to the applicant if signed by someone other than the owner.

Henry T. Gregory
Applicant

Mollie J. Gregory

Henry T. Gregory
Owner

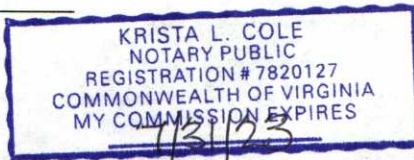
Mollie J. Gregory

CERTIFICATE OF NOTARY PUBLIC

STATE OF: Virginia COUNTY OF King William: to wit:

The foregoing instrument was acknowledged before me this 25 day of March, 20 21.

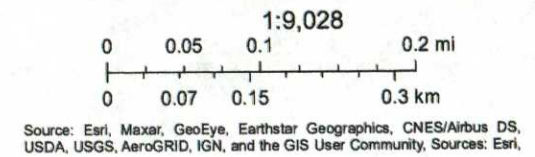
K. Cole
Notary Public



7/31/2023
My Commission Expires



March 25, 2021



Requesting a variance to allow a Residential Building lot on 2.4+/- acres which is currently part of Tax Map 31 20 which is 12 acres.

A. Tax Map 31 20 before 1981 was divided into smaller lots:

Parcel E 3.6

Parcel D 2.4

Parcel B 5.9

In 1964 these lots were surveyed from a larger parcel of 20 acres.

B. In 1981, King William County conducted a reassessment. We requested a meeting with the reassessment board for a reduction in the new assessed value. The Board made the suggestion of combining the lots for a lower value. The question was asked at the time could the lots revert back to the 3 parcels at a later date and the answer given was yes. The lots were combined and recorded on Plate Book 142, Page 796.

C. It was our intention to be able to use the additional acreage should at some time in the future we needed assistance in staying in our home and additional help for our care.

We have reached that time in our lives. I am 94 and my wife Mollie is 89, we have been married 73 years. We have no children and at this time are needing assistance in managing our lives.

This variance on the 2.4 acres will allow Darlene Woodward to build her home next door to us, giving us peace of mind that we have someone looking out for our best interest. She is looking to downsize and sell her home in King William and building on Parcel D would enable her to assist in transportation to Doctor Appointments and checking in on our needs.

Brief History on the Property: Soon after the end of the Civil War, Henry Gregory's Grandfather, Dr. Deucalion Gregory, purchased Woodbury Farm. When Dr. Gregory's estate was settled in 1937, Woodbury Farm was sold. 20 acres was reserved and remained as the Estate of Dr. Gregory. In 1960 the present owners of the 20 undivided acres agreed to divide the acreage among themselves. Henry and Mollie Gregory built a home on Section E in 1960.

MERIDIAN OF PLAT BOOK 7, PAGE 76

COMPILED MAP FOR
**GREGORY FAMILY
LIVING TRUST**

ACQUINTON MAGISTERIAL DISTRICT
KING WILLIAM COUNTY, VIRGINIA

ADVANCED PRINT NOT FOR RECORDATION

TAX MAP NO.
31-20A

PARCELA A

DOUGLAS A. SIMS Jr. &
LISA D. SIMS
INSTR. NO. 110001313
P.B. 23 p.33

PARCEL B

HENRY T. GREGORY &
MOLLIE J. GREGORY
D.B.125 p.530

TAX MAP NO.
31-20B

PARCEL C

ELAINE D. DEAN
INSTR. NO. 100000084
D.B.143 p.440
D.B.142 p.793

*188 LITTLE WOODBURY ROAD

PARCEL D

HENRY T. GREGORY &
MOLLIE J. GREGORY
D.B.91 p.241

PARCEL E

HENRY T. GREGORY &
MOLLIE J. GREGORY
D.B.89 p.216

TAX MAP NO.
37A-1-1

THE CRAWFORD TRUST
INST. NO. 150002112
P.B.6 p.54

WOODBURY FARM LLC

TAX MAP NO.
37-93A

5.9± ACRES

2.4± ACRES

3.6± ACRES

NOTES:

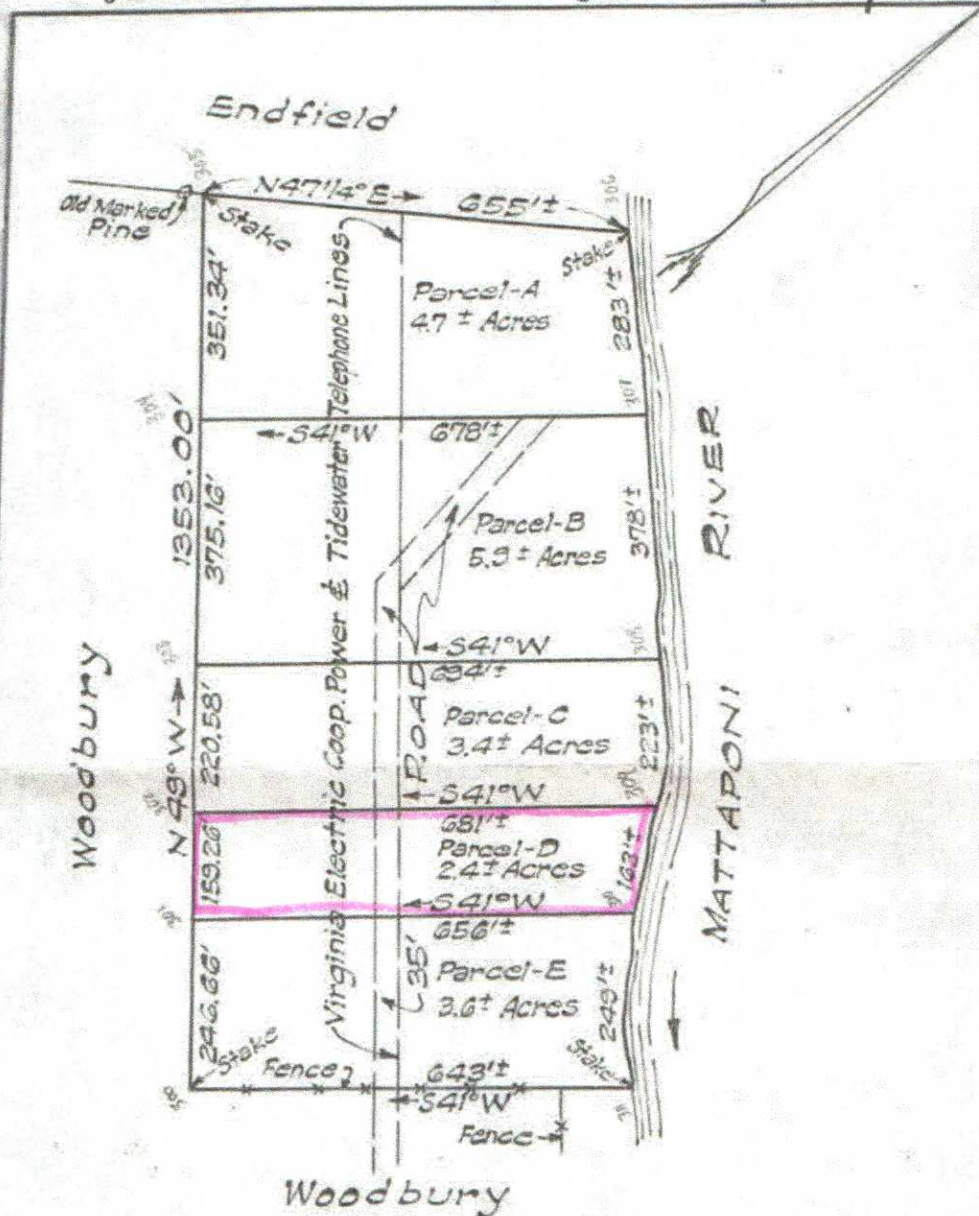
- 1) THIS PLAT IS NOT BASED ON A CURRENT FIELD SURVEY.
2) CURRENT OWNER: THE GREGORY FAMILY TRUST
D.B.275 p.534

EASTERN LAND SURVEYING LLC

1242 SHARON ROAD, SUITE 200
KING WILLIAM, VA 23086 PHONE 804-445-6555

TPC NO: 2020-20	SCALE: 100 Ft/In
JOB NO: 23-1	FILE NO: 5
TAX MAP NO: PART OF 31-20	DATE: OCTOBER 21, 2020

Recorded in D. B. 89, Page 216 PB7p76



NOTE:

Division lines between Parcels were calculated but not marked on ground.

MAP OF 20.0 ACRES OF LAND IN KING WILLIAM COUNTY, VIRGINIA CUT OUT OF THE NORTHERN AND UP RIVER CORNER OF WOODBURY ADJOINING ENDFIELD AND BEING THE PROPERTY OF THE HEIRS OF DEUCALION GREGOR

Dec. 18, 1937

Revised: Feb. 10, 1964

Scale: 1" = 200'

LaPrade Bros.
Civil Engineers
Richmond, Va.

FILE: King William Co.

DATE 12-19-97
RETURNED TO
MR. GREGORY

BOOK 275 PAGE 534

DEED OF GRANTORS TO TRUSTEES

EXEMPT FROM TAX: VA. CODE SECTION 58.1-811(A) (12)

THIS DEED, made this 17 day of December, 1997, by and between HENRY T. GREGORY and MOLLIE J. GREGORY, husband and wife, hereinafter referred to as the "Grantors" and HENRY T. GREGORY and MOLLIE J. GREGORY, Trustees, or their successors in trust, under the GREGORY FAMILY LIVING TRUST dated December 17, 1997, hereinafter referred to as the "Grantees," whose address is: P.O. Box 36, King William, Virginia 23086.

WITNESSETH:

That for and in consideration of the benefits accruing to themselves and/or their heirs, executors and/or assigns, acknowledged by the Grantors herein to have value of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged at and before the signing, sealing and delivery of these presents, the Grantors hereby grant, sell, and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Grantees, the following described property, to-wit:

ALL that certain lot, piece or parcel of land, with all improvements thereon, lying and being in King William County, Virginia, containing 12.0 acres, more or less, the southeast corner of said parcel being marked by a stake at the end of a fence which marks the boundary line between said parcel and Lot 1 of Woodbury Subdivision owned (now or formerly) by Thomas Deane; thence northwestwardly along the southern bank of the Mattaponi River 412', more or less, to a point on the south bank of the Mattaponi River; thence S. 41° W. 656', more or less, to a point; thence N. 49° W. 220.58', to a point; thence N. 41° E. 669', more or less, to a point on the south bank of the Mattaponi River; thence northwestwardly along the south bank of the Mattaponi River 378', more or less, to a point on the south bank of the said river; thence S. 41° W. 678', more or less, to a point on the common boundary line of the property known as "Woodbury"; thence S. 49° E. 1001.66', more or less, along the common boundary line of the property known as "Woodbury" to a stake; thence N. 41° E. 643', more or less, to the point of beginning.

BEING the same property conveyed unto the grantors herein by deed from Henry T. Gregory and Mollie J. Gregory, his wife, and Warren Gregory Timberlake and Judy R. Timberlake, his wife, dated March 11, 1981, and duly recorded on March 16, 1981, in the Clerk's Office of the

Forre & Associates
Attorneys at Law
400 McIntosh Circle
Suite 101
Williamsburg, VA 23188
(703) 238-8166

Circuit Court of King William County, Virginia, in Deed Book 142, page 793.

This conveyance is made, however, subject to such recorded easements and restrictions applicable to the said land to the extent that they may now lawfully apply thereto.

TO HAVE AND TO HOLD the said property by my Trustees, HENRY T. GREGORY and MOLLIE J. GREGORY, with the appurtenances thereunto belonging upon the trusts and for the purposes set forth herein and, under the said Revocable Living Trust, and with the following rights, powers and privileges, in accordance with Section 55-17.1 of the Code of Virginia, as amended:

1. Trustees, including any Successor Trustee, according to the terms of the trust, shall have the power to sell, lease, encumber or otherwise dispose of the property herein described,
2. No one dealing with the Trustees, including any Successor Trustee, shall be required to make further inquiry as to the right of such Trustee to act,
3. No one dealing with the Trustees, including any Successor Trustee, shall inquire as to the disposition of any proceeds.

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

This deed of gift is transferred into a Revocable Living Trust for Estate Planning purposes and no title search of property has been done on this transfer.

WITNESS the following signatures and seals:

Henry T. Gregory (seal)
HENRY T. GREGORY

Mollie J. Gregory (seal)
MOLLIE J. GREGORY

THIS DEED, made this 11th day of March, 1981, by and between HENRY T. GREGORY and MOLLIE J. GREGORY, his wife, parties of the first part; WARREN GREGORY TIMBERLAKE and JUDY R. TIMBERLAKE, his wife, parties of the second part; and HENRY T. GREGORY and MOLLIE J. GREGORY, his wife, parties of the third part.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties of the second part, the parties of the first part do hereby grant and convey, with General Warranty of Title, and subject to the terms hereof, with English Covenants of Title, unto the parties of the third part, as tenants by the entirety with the right of survivorship as at common law, the following described real estate; LESS AND EXCEPT that portion of the following described real estate bounded by points "A", "B", "C", and "D" as shown on the plat of survey attached hereto and made a part of this deed, made by LaPrade Bros., Civil Engineers & Surveyors, dated March 6, 1981, and entitled "Map of 12.0⁺ Acres in King William County, Virginia, compiled at the Request of Henry T. Gregory"; and the parties of the second part do hereby grant and convey, with General Warranty of Title, and subject to the terms hereof, with English Covenants of Title, unto the parties of the third part, as tenants by the entirety with the right of survivorship as at common law, the following described real estate; LESS AND EXCEPT such portion of the following described real estate that is not bounded by points "A", "B", "C", and "D" as shown on the aforesaid plat of survey:

ALL that certain lot, piece or parcel of land, with all improvements thereon, lying and being in King William County, Virginia, containing 12.0 acres, more or less, the southeast corner of said parcel being marked by a stake at the end of a fence which marks the boundary line between said parcel and Lot 1 of Woodbury Subdivision presently owned by Thomas Deane; thence northwestwardly along the southern bank of the Mattaponi River 412', more or less, to a point on the south bank of the Mattaponi River; thence S. 41° W. 656', more or less, to a point; thence N. 49° W. 220.58', to a point; thence N. 41° E. 669', more or less, to a point on the south bank of the Mattaponi River; thence northwestwardly along the south bank of the Mattaponi River 378', more or less, to a point on the south bank of the said river; thence S. 41° W. 678', more or less, to a point on the common boundary line of the property known as "Woodbury"; thence S. 49° E. 1001.66', more or less, along the common boundary line of the property known as "Woodbury" to a stake; thence N. 41° E. 643', more or less, to the point of beginning.

BEING the same property conveyed to Henry Temple Gregory and Mollie J. Gregory, his wife, (1) by deed from Deucalion Gregory, Jr., at al, dated March 17, 1964, recorded in the Clerk's Office of the Circuit Court of King William County, Virginia, on March 30, 1964, in Deed Book 89 at page 216; (2) by deed from Deucalion Gregory and Louise V. Gregory, dated May 10, 1963, and recorded in the aforesaid Clerk's Office on May 17, 1963, in Deed Book 91 at page 241; (3) by deed from Deucalion Gregory, Jr., single, dated January 25, 1977, recorded in the aforesaid Clerk's Office on February 14, 1977, in Deed Book 125, at page 530; and being a portion of the property conveyed to Warren Gregory Timberlake by deed from Deucalion Gregory, Jr., single, dated March 17, 1964, recorded March 30, 1964, in the aforesaid Clerk's Office, in Deed Book 89, page 216.

This conveyance is made, however, subject to such recorded easements and restrictions applicable to the said land to the extent that they may now lawfully apply thereto.

WITNESS the following signatures and seals:

Henry T. Gregory (SEAL)
Henry T. Gregory

Mollie J. Gregory (SEAL)
Mollie J. Gregory

Warren Gregory Timberlake (SEAL)
Warren Gregory Timberlake

Judy R. Timberlake (SEAL)
Judy R. Timberlake

STATE OF VIRGINIA

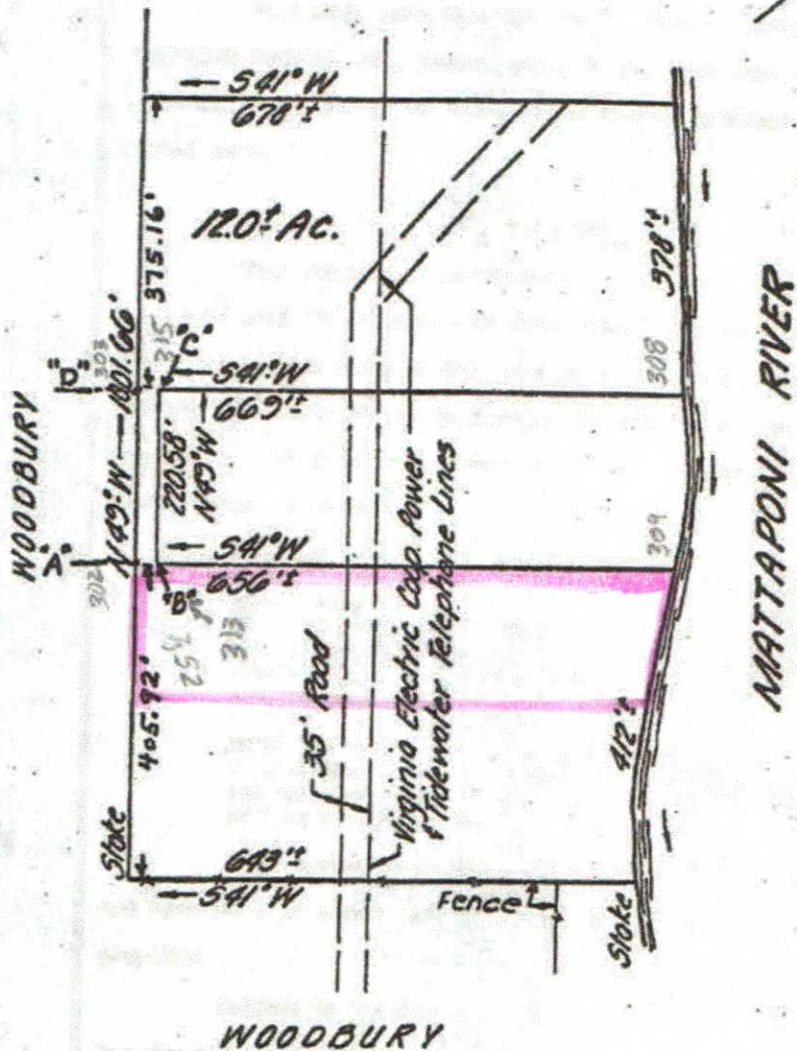
City of Richmond to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, certify that Henry T. Gregory and Mollie J. Gregory, his wife, whose names are signed to the foregoing deed, bearing date on the 11th day of March, 1981, have acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 12th day of March, 1981.

My commission expires the 24th day of April, 1981.

Fonda Martin
Notary Public
Fonda Martin, Notary Public
Commissioned as Fonda M. Darvishian



MAP OF 12.0± ACRES IN KING WILLIAM,
COUNTY, VIRGINIA. COMPILED AT THE
REQUEST OF HENRY T. GREGORY.

March 6, 1981

Scale: 1" = 200'

LaPrade Bros.
Civil Engineers & Surveyors

**Revenue Transmittal Planning/Building Department
King William County, VA**

March 25, 2021
Date

Name: Henry & Melia Gregory

Subdivision: _____

Address: P.O. Box 36

Permit No: _____

King William, VA

Tax Map No: 31-20

<u>Dept.</u>	<u>Description</u>	<u>Amount</u>
COPIES	Sale Of Copies (Maps, Data, Etc.)	\$ _____
CONUSE	Conditional Use/Rezoning Ap.	\$ _____
VARINC	Variance Applications	\$ <u>1,000.00</u>
APPEAL	Appeals Fees-Zoning Decisions	\$ _____
HISREV	Hist. Pres. & Architectural Review Bd.	\$ _____
SITE	Site Plan	\$ _____
SIGN	911 Road Sign Maintenance	\$ _____
BOND	Escrow Acct. for Cash Bonds	\$ _____
ERSE	Erosion/Sediment Control	\$ _____
PROF	Cash Proffers	\$ _____
SUBD	Subdivision Application	\$ _____
WETL	Wetlands Board	\$ _____
ZPER	Zoning Permits	\$ _____
BPER	Building Permits	\$ _____
SURC	Building Permit Surcharge	\$ _____
PLNR	Building Plans Review Fee	\$ _____
RENSP	Re-Inspection Fee / Penalty	\$ _____
FPCP	Fire Prevention	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

TOTAL REMITTANCE TO TREASURER

\$ 1,000.00

Henry & Melia Gregory 3/25/2021

Signature and Date
Planning Office

Kim Allen 3/25/21

Signature and Date
Treasurer's Office

March 27, 2021

Henry and Mollie Gregory
104 Little Woodbury Road
Walkerton, VA 23177

Subject: Soil Feasibility Study
Parcel D - 2.4± Acres - Little Woodbury Road
King William County, Virginia

Mr. and Mrs. Gregory

At your request, a soil feasibility study was conducted on the above referenced property on March 26, 2021. The purpose of this study was to determine if soils located on this property are conducive to providing a conventional septic system drainfield for a 4-bedroom residential dwelling.

Recommendations pertaining to the suitability of soils for use as septic system drainfields are based on physical characteristics and the physiographic province of soils. Factors such as soil profile and indicators related to seasonal water table, topography, available area, drinking water supplies, bodies of water, landscape position and regulations of the local and state Departments of Health are all relevant when determining the suitability of sites for onsite wastewater disposal.

A series of soil borings were advanced on the property to determine the feasibility of a conventional septic system drainfield for a 4-bedroom residential dwelling. Enclosed is a general site sketch showing the approximate locations of Bore Hole #'s 1, 2, 3, and 4. **The soils in this area consisted of deep and well drained soils suitable for a 4-bedroom conventional drainfield.**

These borings showed characteristics of seasonal water table restrictions at depths of greater than 36 inches indicating that soils at these boring locations do meet health department regulatory requirements for a conventional septic system drainfield. Estimated soil percolation rates range from 25 to 35 minutes per inch for these borings.

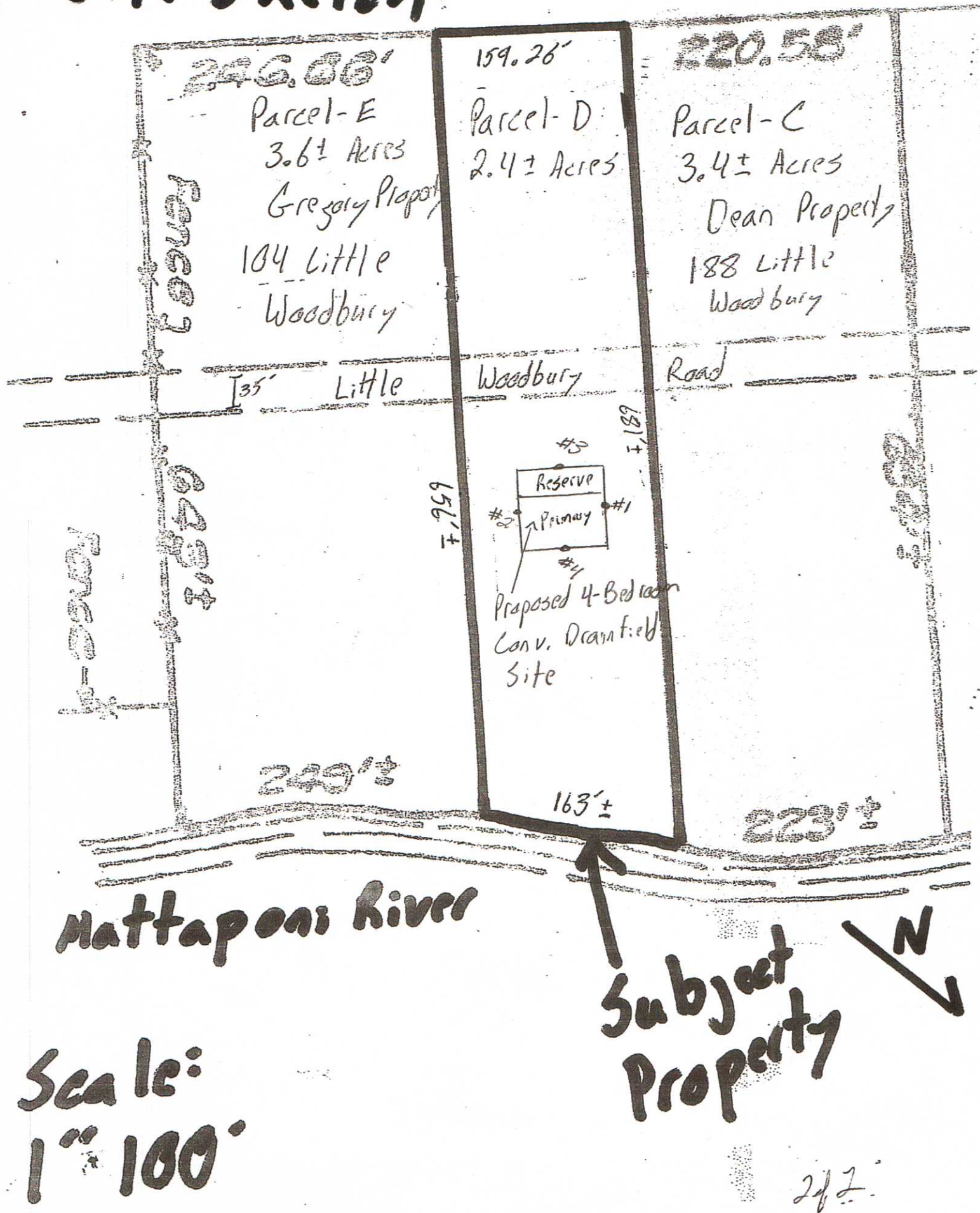
The soil feasibility study is intended for use as a preliminary planning and decision-making tool. At the appropriate time prior to construction, additional soil studies should be conducted to locate and design the drainfield for permitting purposes in accordance with Health Department Regulations. All recommendations are subject to review and approval by the local Health Department.

We appreciate the opportunity to have performed this evaluation. If you have any questions or if we can be of additional service, please contact the undersigned.


Bryan F. Johnson

**Authorized Onsite Soil Evaluator
Certified Professional Soil Scientist**

Site Sketch



March 26, 2021

Mr. Benjamin Shumaker
Chairman
King William County
Board of Zoning Appeals
180 Horse Landing Road
King William, VA 23086

RE: Variance Request/104 Little Woodbury Road

Dear Mr. Shumaker,

This letter is to express my support for the Variance requested by Henry and Mollie Gregory at 104 Little Woodbury Road, Tax Map 31-20. I have no objections in allowing a Residential Building lot on this 2.4+/- acres, which is consistent with the use of adjoining lots in the area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doug Sims Jr.", with a stylized flourish at the end.

Doug Sims Jr.
1063 Woodbury Road
Walkerton, VA 23177

March 26, 2021

Mr. Benjamin Shumaker
Chairman
King William County
Board of Zoning Appeals
180 Horse Landing Road
King William, VA 23086

RE: Variance Request/104 Little Woodbury Road

Dear Mr. Shumaker,

This letter is to express my support for the Variance requested by Henry and Mollie Gregory at 104 Little Woodbury Road, Tax Map 31-20. I have no objections in allowing a Residential Building lot on this 2.4+/- acres, which is consistent with the use of adjoining lots in the area.

Sincerely,



Elaine Dean
188 Little Woodbury Road
Walkerton, VA 23177

March 26, 2021

Mr. Benjamin Shumaker
Chairman
King William County
Board of Zoning Appeals
180 Horse Landing Road
King William, VA 23086

RE: Variance Request/104 Little Woodbury Road

Dear Mr. Shumaker,

This letter is to express our support for the Variance requested by Henry and Mollie Gregory at 104 Little Woodbury Road, Tax Map 31-20. We have no objections in allowing a Residential Building lot on this 2.4+/- acres, which is consistent with the use of adjoining lots in the area.

Sincerely,

A handwritten signature in blue ink that reads "Valerie Jess Crawford". The signature is written in a cursive, flowing style.

Jess and Valerie Crawford
70 Little Woodbury Road
Walkerton, VA 23177

March 26, 2021

Mr. Benjamin Shumaker
Chairman
King William County
Board of Zoning Appeals
180 Horse Landing Road
King William, VA 23086

RE: Variance Request/104 Little Woodbury Road

Dear Mr. Shumaker,

This letter is to express our support for the Variance requested by Henry and Mollie Gregory at 104 Little Woodbury Road, Tax Map 31-20. We have no objections in allowing a Residential Building lot on this 2.4+/- acres, which is consistent with the use of adjoining lots in the area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bryan Johnson" and "Tara Johnson" stacked vertically.

Bryan and Tara Johnson
44 Little Woodbury Road
Walkerton, VA 23177

March 26, 2021

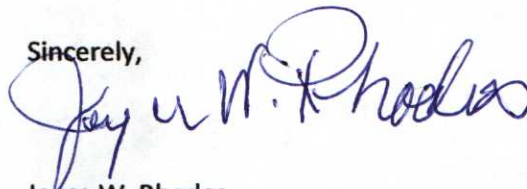
Mr. Benjamin Shumaker
Chairman
King William County
Board of Zoning Appeals
180 Horse Landing Road
King William, VA 23086

RE: Variance Request/104 Little Woodbury Road

Dear Mr. Shumaker,

This letter is to express my support for the Variance requested by Henry and Mollie Gregory at 104 Little Woodbury Road, Tax Map 31-20. I have no objections in allowing a Residential Building lot on this 2.4+/- acres, which is consistent with the use of adjoining lots in the area.

Sincerely,



Joyce W. Rhodes
14 Little Woodbury Road
Walkerton, VA 23177

Henry T. and Mollie J. Gregory
104 Little Woodbury Road
31-20
Zoned A-C 12 acres

Estate of Thomas Richard Dean
c/o Ms. Elaine D. Dean
188 Woodbury Road
Walkerton, VA 23177
Zoned A-C 3.3 acres

Douglas A. Sims, Jr.
1063 Woodbury Road
Walkerton, VA 23177
Zoned A-C 14.74 acres

Woodbury Farm LLC
44 Little Woodbury Road
Walkerton, VA 23177
Zoned A-C 23.54 acres

The Crawford Trust
70 Little Woodbury Road
Walkerton, VA 23177
Zoned R-1
37A-1-1
37A-1-2 .5 acres

Mr. and Mrs. Bryan Johnson
44 Little Woodbury Road
Walkerton, VA 23177
Zoned R-1

Joyce Williams Commins
c/o Joyce Williams Rhodes
14 Little Woodbury Road
Walkerton, VA 23177
Zoned R-1
37A-1-4 .63 acres
37A-1-5



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

April 14, 2021

Mr. and Mrs. Bryan Johnson
44 Little Woodbury Road
Walkerton, VA 23177

**RE: Notice to adjacent property owners
Request for Variance, V-01-2021
Tax Map Parcel 31-20
Owner/Applicant: Henry T. and Mollie J. Gregory**

Dear Property Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, April 21, 2021 at 6:30 p.m., or as soon thereafter, via ZOOM to receive public comment on the following matter:

A request for a variance to reduce the required lot size from 5 acres to 2.4 acres. The property is located at 104 Woodbury Road, tax map parcel 31-20 and consists of approximately 12 acres. The property is zoned A-C (Agricultural-Conservation) and is in the Courthouse (2nd) Voting District. There is currently a single-family home located on the property. The proposed lot is being created to allow for the applicant to give the proposed adjacent lot to their caregiver to construct a single family dwelling close to their residence.

You are being notified of this hearing because your property is adjacent, or in close proximity to the above-stated request. All interested persons may appear and present their views via ZOOM at the above time and place. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086: by fax to (804)769-2235, or by email to sgraham@kingwilliamcounty.us. Comments received by 12:00 noon on the day of the hearing will be distributed to the Board members and made a part of the public record.

All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804) 769-4978 or sgraham@kingwilliamcounty.us.

Sincerely,

Sherry L. Graham
Interim Director of Planning



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

April 14, 2021

Mr. Douglas A. Sims, Jr.
1063 Woodbury Road
Walkerton, VA 23177

**RE: Notice to adjacent property owners
Request for Variance, V-01-2021
Tax Map Parcel 31-20
Owner/Applicant: Henry T. and Mollie J. Gregory**

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Sincerely,

Sherry L. Graham
Interim Director of Planning



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

April 14, 2021

Joyce Williams Commins
c/o Ms. Joyce W. Rhodes
14 Little Woodbury Road
Walkerton, VA 23177

**RE: Notice to adjacent property owners
Request for Variance, V-01-2021
Tax Map Parcel 31-20
Owner/Applicant: Henry T. and Mollie J. Gregory**

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Sincerely,

Sherry L. Graham
Interim Director of Planning



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

April 14, 2021

The Crawford Trust
70 Little Woodbury Road
Walkerton, VA 23177

**RE: Notice to adjacent property owners
Request for Variance, V-01-2021
Tax Map Parcel 31-20
Owner/Applicant: Henry T. and Mollie J. Gregory**

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Sincerely,

Sherry L. Graham
Interim Director of Planning



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

April 14, 2021

Estate of Thomas Richard Dean
c/o Ms. Elaine D. Dean
188 Woodbury Road
Walkerton, VA 23177

**RE: Notice to adjacent property owners
Request for Variance, V-01-2021
Tax Map Parcel 31-20
Owner/Applicant: Henry T. and Mollie J. Gregory**

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Sincerely,

Sherry L. Graham
Interim Director of Planning



King William
County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Fifth District

April 14, 2021

Woodbury Farms, LLC
44 Little Woodbury Road
Walkerton, VA 23177

RE: Notice to adjacent property owners
Request for Variance, V-01-2021
Tax Map Parcel 31-20
Owner/Applicant: Henry T. and Mollie J. Gregory
Applicant: Antonio Jones

Dear Property Owner:

The King William County Board of Zoning Appeals will hold a Public Hearing on the matter listed below. The meeting will be held on Wednesday, April 21, 2021 at 6:30 p.m., or as soon thereafter, via ZOOM to receive public comment on the following matter:

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Sincerely,

Sherry L. Graham
Interim Director of Planning



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

April 14, 2021

Mr. and Mrs. Henry T. Gregory
P.O. Box 36
King William, VA 23086

RE: Application for a Variance

Dear Mr. and Mrs. Gregory:

The Board of Zoning Appeals will hold a Public Hearing on Wednesday, April 21, 2021, at 6:30 p.m. via ZOOM to consider your request for a variance for a reduction in the required lot size to create a lot to be located next to your house at 104 Woodbury Road, Tax Map Parcel 31-20.

Although your attendance is not mandatory, it is strongly encouraged. If you have any questions, please do not hesitate to call.

Sincerely,

Sherry L. Graham
Interim Director of Planning











NOTICE
ZONING ACTION
PENDING ON THIS PROPERTY
Contact
King William County
Planning
804-769-4980

NOTICE
ZONING ACTION
Long Island County
804-769-4980







SPEED
LIMIT
5
MPH



