



County of King William, Virginia

**PLANNING COMMISSION
REGULAR MEETING OF MAY 4, 2021 – 7:00 P.M.
KING WILLIAM COUNTY ADMINISTRATION BUILDING
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. April 6, 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. CUP-08-21 Joshua Stewart**
- 7. Other Unfinished Business**
 - a. Discussion of Draft Ordinance & Comprehensive Plan**
- 8. New Business - *None***
- 9. Special Reports & Updates from Staff**
 - a. April Zoning Log**
 - b. Violation Log**
 - c. April Building Report**
 - d. Commissioner Comments**
- 10. Adjournment**

4a.

April 6, 2021

Meeting Minutes

**MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF APRIL 6, 2021**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 6th day of April 2021, beginning at 7:00 p.m. via Zoom.

Agenda Item 1. CALL TO ORDER

Chairman Rhoads called the meeting to order.

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

Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA

Chairman Rhoads requested a motion to adopt the amended meeting agenda as presented. Mr. Greenwood moved for the adoption of the April 6, 2021 meeting agenda; motion was seconded by Ms. Hite.

The vote was unanimous on this motion.

Agenda Item 4. REVIEW AND APPROVAL OF MINUTES

Chairman Rhoads requested a motion to approve the March 3, 2021 minutes as presented. Ms. Hite stated that Agenda Item 10 did not indicate that the vote was unanimous. Mr. Breeden made a motion to approve the minutes as amended and Mr. Wagner seconded the motion.

The vote was unanimous on this motion.

Agenda Item 5. PUBLIC COMMENT PERIOD

Chairman Rhoads opened the public comment period.

Steven Tupponce, Council Member of the Upper Mattaponi Indian Tribe requested to speak.

Chairman Rhoads asked how the commissioners felt about letting him speak during the Tower discussion.

Mr. Tupponce stated that he had Chief Frank Adams join as well and he would like to speak.

Chief Frank Adams, of Upper Mattaponi Indian Tribe, was curious as to what the proper protocol was to speak.

Mr. Wagner stated that he proposes to let them the Chief hear Steve Hudgins speak first.

Mr. Breeden agreed but also felt that they would not want the tribe to have to stick around through four public hearings.

Chairman Rhoads stated that Chief Adams could have five minutes to speak for the meantime.

Frank Adams, Chief of Upper Mattaponi Tribe and past Board of Supervisors member, spoke on behalf of the Tribe. He stated that the Tribe has a responsibility to bring value to King William and they are concerned about the proposed area, known to be as "Adamstown", being ancestral grounds. Chief also stated that they are in support of another location and for the Board to please consider the tribal rights.

Chairman Rhoads closed the Public Comment Period.

Agenda Item 6. PUBLIC HEARING

a. CUP-04-21 King William Sand & Gravel

Ms. Graham explained that King William Sand and Gravel would like to modify their CUP from 2007 and add an additional 3.5 acres. The operation is looking at 25 years now, this addition will add another 5 years of life expectancy. Staff does recommend approval with **FOURTEEN** conditions.

Mr. Mark Kronenthal with Roth Jackson, King William Sand & Gravel Attorney, Thanked staff for the recommendation. He did have a couple of maps to share with the Commissioners and stated that there had been no notice of opposition. Mr. Kronenthal also stated that there were some other representatives for the project present as well.

Chairman Rhoads thanked Mr. Kronenthal and asked Commissioners if they had questions.

Mr. Breeden stated that he had questions, but all were answered by the tour and the lawyer.

Mr. Wagner stated that he had toured the project as well and he had no questions and thought they did a great job of having all of the traffic questions answered.

Ms. Marion Werkheiser, lawyer for Upper Mattaponi Tribe, was curious if King William Sand and Gravel had checked with the tribe for those grounds.

Mr. Matthew Laird, of James River Institute for Archeology, stated that there is a problematic agreement that states to pause if they were to come across something.

Mr. Werkheiser was curious that there was no legal requirement.

Mr. Kronenthal stated that the site had been investigated and there is a law to stop operation in the event, human remains are found.

Mr. Werkheiser stated that the tribe would welcome that discussion.

Chairman Rhoads was curious as to where the exhibit was.

Mr. Wagner asked for them to go back to traffic report and complete a review of accidents that have occurred.

Ms. Hite stated that she did not take the tour but appreciated the information.

Mr. John Breeden made a motion to approve CUP-04-21 King William Sand & Gravel and the motion was seconded by Mr. Greenwood.

The members were polled:

Hite	Aye
Wagner	Aye
Greenwood	Aye
Breeden	Aye
Rhoads	Aye

The vote was unanimous on this motion.

b. CUP-05-21 James Chester

Ms. Graham explained that Mr. Chester would like to put in an accessory dwelling to take care of and provide for a family member. She also stated that all Virginia Department of Health paperwork had been done.

Mr. James Chester informed members that he would like to do a single dwelling for his mother-in-law who has medical needs.

Mr. Greenwood noted to Chairman Rhoads to clarify when we are opening and closing Public Hearings.

Mr. Wagner stated that there is no site plan for this project, and he applauds Mr. Chester for submitting but the County would like to be in compliance. Can he move the location so that the front end of trailer is behind the primary dwelling.

Mr. Chester stated that the dwelling will be behind the front of primary dwelling.

Ms. Hite was curious if this would be permanent or movable.

Mr. Chester stated that it can be moved.

Ms. Hite wanted to know if there were questions or concerns on that.

Chairman Rhoads stated that there seemed to be uncertainty on location.

Mr. Breeden told members that they can make recommendations.

Mr. Wagner suggested a condition for the accessory dwelling to sit further back from front and side setbacks and be removed by 60 days from date of last family occupancy.

Mr. Breeden did not feel that 60 days would be sufficient time.

Chairman Rhoads stated that she would like to a buffer due to the 5-acre lot size concern.

Mr. Chester stated that he has a neighbor who has a detached garage with a dwelling on top. He tried to add an addition, but it was going to be too expensive. He also told members that he had no problem doing an extra buffer, but that he had already planted sixteen Leyland cypresses.

Mr. Wagner recommended tabling this to get conditions added.

Chairman Rhoads requested a motion to approve CUP-05-21 James Chester. Mr. Greenwood made a motion to recommend approval with two conditions:

- 1. Dwelling to be located behind front of primary dwelling.**
- 2. Accessory only occupied by immediate member (staff recommended)**

The motion was seconded by Mr. Breeden.

The members were polled:

Breeden	Aye
Hite	Aye
Wagner	Aye
Greenwood	Aye
Rhoads	Aye

The vote was unanimous on this motion.

c. CUP-06-21 Chris Quann

Ms. Graham stated that staff recommends approval for accessory dwelling of CUP-06-21 with the following conditions:

- 1. Only two dwellings on property.**
- 2. Accessory only occupied by immediate family members only.**

Mr. Quann stated that they are currently renovating existing house and using the garage as a “man cave” so to speak, when working on the existing house. No plumbing or anything in the garage, all still located in primary dwelling. Would like to build accessory dwelling for in-laws to live in, as father-in-law is 70 years old with Stage 4 kidney disease. He has had numerous heart attacks, and a quadruple bypass and also has a pacemaker. They would like to have him in a close proximity to them so that they will be able to take care of him.

Mr. Wagner was curious about a site plan in regard to, provisions to consider dividing.

Chairman, Rhoads was curious if this lot was subject to covenants and conditions and wanted to let Mr. Quann know if he is approved and there is an HOA, this approval is not above an HOA.

Mr. Breeden expressed concerns on a proposed 3-bedroom house just for in-laws as well as setbacks.

Mr. Quann assured that they are only doing a 2-bedroom home.

Mr. Greenwood was curious if we have a floor plan and also recommended not adding a closet to spare spaces as that would refrain from making it a bedroom.

Mr. Wagner was curious what they planned to do with the structure in the long run and whether he would be looking to divide 5 acres off later.

Chairman Rhoads expressed concern on 3-bedrooms and felt it would be considerable to add a condition to the size of the dwelling.

Mr. Breeden expressed concerns on 1,200 square foot and would like to see something going forward in the ordinance of an accessory not reaching more than half of a primary dwelling.

Commissioners agreed on a 2-bedroom 1,200 square foot house maximum.

Mr. Wagner proposed having a condition that the accessory dwelling be split off when no longer needed.

Mr. Greenwood expressed concern on adding that as a condition.

Chairman Rhoads agreed the fourth condition would be unnecessary and requested a motion to approve CUP-06-21 Chris Quann with the following conditions:

- 1. Only immediate family members occupy the dwelling.**
- 2. Only two dwellings on the property.**
- 3. Dwelling be no more than 2 bedrooms and a maximum of 1,200 square feet.**

Mr. Wagner was curious about putting a condition to revisit within 5 years.

Chairman Rhoads stated that she felt it be better to look at the ordinance but not necessarily fair to do for this CUP when we have not previously done for others.

Chairman Rhoads requested a motion to approve CUP-06-21 Chris Quann with the three above referenced conditions. Mr. Greenwood made a motion, and the motion was seconded by Mr. Breeden.

The members were polled:

Breeden	Aye
Hite	Aye
Wagner	Aye
Greenwood	Aye
Rhoads	Aye

The vote was unanimous on this motion.

d. CUP-07-21 Coastal Farm Service

Ms. Graham presented a 3,500 ft. air strip, similar to the previous one that was approved. If approved by the Planning Commission, staff recommends with the following conditions:

- 1. Limited to five spray planes, one helicopter and one private plane.**
- 2. Site plan before development.**
- 3. Obtain all required approvals & permits.**
- 4. Vegetated buffer between all adjacent property owners.**
- 5. Operate from dawn to dusk, with exception of emergency.**
- 6. Follow standard aviation patterns from the North.**
- 7. This CUP will become null, and void should the business ceases for more than two years.**

Mr. Matt Crabbe told members he would like to use this as a personal air strip.

Chairman Rhoads was curious on the size of the property.

Mr. Eugene Campbell was concerned about buffer, but he spoke with Mr. Crabbe and they came to an agreement and he has no opposition.

Mr. Raymond Carter stated that it was very disheartening to listen to the commissioners give citizens a hard time after these people have come up with a plan of action to take care of their ill family members. He clearly stated that he did not understand what commission members thought process were.

Chairman Rhoads reiterated that accessory dwellings are not permitted in the ordinance.

Mr. Wagner was curious if the previous strip was purchased and if it was still in use.

Mr. Breeden wanted to know how high Mr. Crabbe would be coming out of the air.

Mr. Crabbe stated he would also be looking to build a house on that land.

Mr. Greenwood stated that it looked like it was close to the gravel site and was curious if this would be an either way flight.

Ms. Hite was curious if there was a requirement that limits proximity of the last one that was approved.

Mr. Wagner wanted to know what the distance from river was.

Chairman Rhoads was curious if fixed wings and spray planes were the same and what the noise concern would be.

Ms. Hite was curious as to whether chemicals would be stored on site.

Mr. Breeden was curious if anyone on Mt. Columbia Road was notified. He also was concerned if there was a need for 2 runways in this area.

Mr. Crabbe stated that there are actually 3 runway strips within close proximity, and they all work fairly well together.

Chairman Rhoads requested a motion to approve CUP-07-21 Coastal Farm Service. Mr. Breeden made a motion, and the motion was seconded by Mr. Greenwood.

The members were polled:

Greenwood	Aye
Breeden	Aye
Hite	Aye
Wagner	Aye
Rhoads	Aye

The vote was unanimous on this motion.

Agenda Item 7. UNFINISHED BUSINESS

a. Water Tower Location

Mr. Steve Hudgins gave information to the commissioners in regard to an alternate location for the new water tower. Mr. Hudgins stated that there is not another location that staff recommends at this time.

Mr. Wagner was curious about raising the height of the tower. He also expressed concerns about the anticipated Future Land Use for the 30 and 360 corridors.

Chairman Rhoads thanked Mr. Hudgins for his information.

Chief Adams, Upper Mattaponi Indian Tribe was curious why they put the current tower where it is located now, if it is not a sufficient spot to sustain the continued growth. Also, stated that they will continue to object to the Kelley Lane site and wished good luck on the search for another site.

b. Ordinance Survey Discussion

Agenda Item 8. NEW BUSINESS - NONE

Agenda Item 9. UPDATES FROM STAFF

Ms. Graham told commissioners that she received a Comprehensive Plan Draft Survey and some draft logos are coming as well. She also stated that Hill wanted a meeting with Economic Development Authority and Park & Recreation.

d.Commissioner Comments

Mr. Breeden thanked Sherry for the Comprehensive Plan update and thank Sherry and Steve for their information.

Mr. Wagner thanked Mr. Tupponce and Chief Adams.

Mr. Greenwood thanked everyone and wanted to reiterate that we are specifically water towers, NO tanks.

Ms. Hite thanked everyone, applicants, Chief Adams and Mr. Tupponce.

Chairman Rhoads concurred and thanked public for their attendance.

Agenda Item 10. Adjournment or Recess

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

The vote was unanimous on this motion.

The meeting was adjourned.

Janie Rhoads, Chairman

Sherry Graham, Commission Secretary

6a.

Public Hearing

CUP-08-21

Joshua Stewart



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

TO: Planning Commission

FROM: Sherry Graham, Interim Director of Planning

SUBJECT: CUP 08-2021

DATE: May 4, 2021

Summary of Request for CUP 08-2021

The owner/applicant, Mark Stewart, is applying for a Conditional Use Permit in order to construct a 27' x 28' attached accessory dwelling. The proposed accessory dwelling is to be located at 95 Epworth Road, Tax Map Parcel 12-24C. The property consists of approximately ten acres and is mostly cleared with woods located to the left side and rear of the property. There is currently a single-family home located on the property that was constructed in 1920. The property is zoned A-C, (Agricultural-Conservation) and is located in the Mangohick District.

Attachments

Application
Receipt
Public Hearing Notice
Public Notice-Owner, Applicant and Adjacent Property Owners
Health Department Approval
Plat
Zoning Map
GIS View
Pictures

Public Notice:

Legal ads were run in the Tidewater Review on April 21st and April 28th, 2021, for the Planning Commission's Public Hearing. Notices to adjacent property owners were mailed on April 26, 2021. Staff posted a sign in front of the property on April 19, 2021 indicating there is a pending zoning action and provided contact information.

Analysis

This area consists of single-family residential homes and farm land, predominately on lots over 5 acres.

2016 Comprehensive Plan

One of the goals in the Comprehensive Plan is to encourage the development of a variety of housing types to accommodate current and future citizens of varying ages, stations in life, and income levels.

One of the implementation strategies is to “Consider revisions to the County Ordinance that permits options for accessory/secondary housing for family members requiring care”.

Conditional Use Permit Analysis

The designation of a use as a conditional use in a zoning district means that the use may not be appropriate in all cases, depending upon whether CUP conditions can be met.

Article X, Section 86-452 provides general guide and standards for obtaining a Conditional Use Permit. The Zoning Ordinance, Section 86-456 states that a conditional use should be approved if it is found that:

1. The location is appropriate and not in conflict with the comprehensive plan.
Staff Comment: The property is zoned A-C and is designated Agricultural in the 2016 Future Land Use Map of the Comprehensive Plans.
2. The public health, safety, morals and general welfare will not be adversely affected.
Staff Comment: There is an existing single-family dwelling located on the property. The attached accessory dwelling will be constructed onto the back of the existing dwelling and is for the owner’s parents.
3. Adequate utilities and off-street parking facilities will be provided.
Staff Comment: The property is on well water and a private septic system. The homeowners have already obtained approval from the Health Department for this addition. The property currently provides adequate off-street parking.
4. Necessary safeguards will be provided for the protection of surrounding property, persons and the neighborhood values.
Staff Comment: Since the accessory dwelling will be constructed as an addition, the surrounding properties will not see any difference. The accessory dwelling cannot be seen from the road and will be located more than seventy-five (75) feet from the nearest property line.

The Planning Commission may recommend reasonable conditions to the Board of Supervisors, as it believes necessary to accomplish the objectives of this chapter.

Recommendation

Staff recommends a favorable decision on this application to the Planning Commission and Board of Supervisors.

If approved, Staff recommends the following conditions:

1. The accessory dwelling shall be occupied by immediate family only.



CONDITIONAL USE PERMIT 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

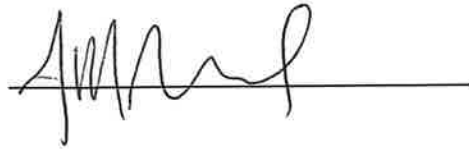
1. Owner: Joshua Mark Stewart
Name: _____
Address: 95 Eppworth Rd, Aylett VA 23009
Phone Number: 540-470-0913 jmark.stewart@gmail.com
6819 SEWAM 919-323-5365 wfpak69@msn.com
2. Applicant: _____
Name: Same
Address: _____
Phone Number: _____
3. Property description:
(a) Size (acres): 20 Road frontage: _____
(b) Deed recorded in Deed Book _____ at Page _____
Plat recorded in Plat Book _____ at Page _____
Tax Map: 4-24c Section _____, Parcel _____
(c) Zoning District: AL
4. Hours of operation of the planned facility: NA
5. Describe water supply plans: Private
6. Describe sewage disposal plans: Private

Request: Attached accessory dwelling for my parents.
28' x 27'

7. Attach a statement describing how specific conditions stated in Article X, Sec. 86-451, of the Zoning Ordinance for the type of project planned will be met.

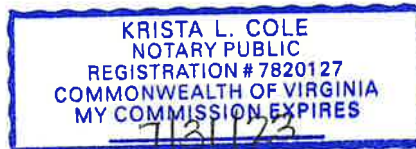
I hereby certify that the information presented in this application and on the accompanying site plan is complete and accurate to the best of my knowledge. County officials and employees are authorized to enter upon the property described herein during regular working hours for the purpose of performing assigned duties in connection with this application.

Signature of Owner or Applicant:



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

The foregoing instrument was acknowledged before me this 16 day of April 2021.



Notary Public

7/31/23
My Commission Expires

190002824

VIRGINIA LAND RECORD COVER SHEET **FORM A - COVER SHEET CONTENT**

Instrument Date: 12/20/2019
 Instrument Type: DBS
 Number of Parcels: 1 Number of Pages: 3
☐ City ☒ County

KING WILLIAM

TAX EXEMPT? VIRGINIA/FEDERAL LAW

☐ Grantor: _____

☐ Grantee: _____

Consideration: \$410,000.00

Exsting Debt: \$0.00

Actual Value/Assumed: \$271,800.00

PRIOR INSTRUMENT UNDER § 58.1-803(d):

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____

Prior Recording At: ☐ City ☒ County

KING WILLIAM Percentage In This Jurisdiction: 100%

BUSINESS / NAME

1 ☐ Grantor: CRABTREE, RICKEY LYNN

2 ☐ Grantor: CRABTREE, PAMELA J

1 ☐ Grantee: STEWART, JOSHUA MARK

2 ☐ Grantee: STEWART, JOANNA LYNN

GRANTEE ADDRESS

Name: JOSHUA MARK STEWART

Address: 95 EPWORTH RD

City: AYLETT

State: VA Zip Code: 23009

Book Number: 0 Page Number: 0 Instrument Number: 0

Parcel Identification Number (PIN): 12-24C Tax Map Number: 12-24C

Short Property Description: 32 ACRES

Current Property Address: 95 EPWORTH RD

City: AYLETT

State: VA Zip Code: 23009

Instrument Prepared By: ROBERT H PEARSALL, JR Recording Paid By: FNAS

Recording Returned To: FNAS

Address: 8500 PINECREST DR SUITE 600

City: PLANO

State: TX Zip Code: 75024

Grantee

Name

Address

City

State

Zip Code

Book Number

Page Number

Instrument Number

Parcel Identification Number

Tax Map Number

Short Property Description

Current Property Address

City

State

Zip Code

Instrument Prepared By

Recording Paid By

Recording Returned To

Address

City

State

Zip Code



FORM CC-1570 Rev: 7/15

Page 1 of 1

Cover Sheet A

§§ 17.1-223, 17.1-227.1, 17.1-249

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Prepared by:

Robert H. Pearsall, Jr., Esq.
P.O. Box 29935
Henrico, VA 23242
VSB# 28647

Return to:

Mail tax statements to: *2 Grantee's Address*
Joshua Mark Stewart and Joanna Lynn Stewart
95 Epworth Road,
Aylett, VA 23009

Parcel ID#: 12 24C

File #: VQLT-19VLT-0011VA

Title Insurer: *Fidelity National*

Assed Value: \$ *199,700.00* Title Ins.

Consideration
410,000.00

Record and Return to:

Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

WARRANTY DEED

This WARRANTY DEED is made this 20th day of Dec., 2019, by RICKEY LYNN CRABTREE and PAMELA J. CRABTREE, husband and wife, as tenants by the entirety with the right of survivorship, whose address is 95 Epworth Road, Aylett, VA 23009, hereinafter "Grantor," and JOSHUA MARK STEWART and JOANNA LYNN STEWART, Husband and Wife, whose address is 95 Epworth Road, Aylett, VA 23009, hereinafter "Grantee."

WITNESSETH:

That for and in consideration of the sum of \$410,000.00 and no other valuable consideration, receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, assign, remise, release, convey and confirm with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantee, as tenants by the entirety with the right of survivorship as at common law, the following described real estate located in the County of King William, State of Virginia (the "Property"):

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 12 24C

Property Address: 95 Epworth Road, Aylett, VA 23009

This conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection.

Witness the following signature(s):

Rickey Lynn Crabtree
RICKEY LYNN CRABTREE

Pamela J. Crabtree
PAMELA J. CRABTREE

STATE OF VA
COUNTY OF King William

The foregoing Warranty Deed was acknowledged before me this 20 day of December, 2019
by RICKEY LYNN CRABTREE and PAMELA J. CRABTREE.



Alisha Turner
Notary Public
My Commission Expires: 10/31/22
Alisha Turner
Printed Name

DISCLAIMER: The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

11/11/11

11/11/11

11/11/11

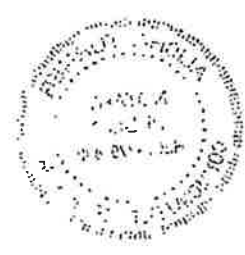


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING WILLIAM, STATE OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON, LYING AND BEING IN MANGOICK MAGISTERIAL DISTRICT, KING WILLIAM COUNTY, VIRGINIA, NEAR EPWORTH, CONTAINING THIRTY-TWO (32.000) ACRES, FRONTING ON STATE ROUTE 610, AND BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY ENTITLED "PLAT OF 32.000 ACRES BEING PART OF THE 'S.T. BOWLES TRACT', MANGOICK DISTRICT, KING WILLIAM CO., VA.", DATED JUNE 4, 1987, PREPARED BY WILLIAM W. WEBB, JR., LAND SURVEYOR, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT OF KING WILLIAM COUNTY, VIRGINIA IN DEED BOOK 170, PAGE 20, AND TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Parcel ID: 12 24C

Commonly known as 95 Epworth Road, Aylett, VA 23009
However, by showing this address no additional coverage is provided

Being the same real estate conveyed to RICKEY LYNN CRABTREE AND PAMELA J. CRABTREE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP by deed from R. LUDWELL FLEET, A/K/A ROBERT L. FLEET, AND PHYLLIS B. FLEET, HUSBAND AND WIFE, WILLIAM TEMPLE FLEET, A/K/A WILLIAM T. FLEET, JR. AND JEANETTE T. FLEET, HUSBAND AND WIFE AND SAMUEL F. FLEET, SINGLE and recorded 07-16-1987 in the Office of the Recorder, as Book: 170 Page: 16.

INSTRUMENT 190002824
RECORDED IN THE CLERK'S OFFICE OF
KING WILLIAM CIRCUIT COURT ON
DECEMBER 27, 2019 AT 12:37 PM
\$410.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$205.00 LOCAL: \$205.00
PATRICIA M. NORMAN, CLERK
RECORDED BY: PMN *PMN*

190002824

**VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT**

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☐ City ☒ County

KING WILLIAM

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PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____

(Area Above Reserved For Deed Stamp Only)

Prior Recording At: ☐ City ☒ County

Name: KING WILLIAM Percentage In This Jurisdiction: 100%

BUSINESS / NAME

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Address: 6500 PINECREST DR SUITE 600

City: PLANO

State: TX Zip Code: 75024

City: _____

City: _____

City: _____

City: _____

City: _____

City: _____

City: _____

City: _____

City: _____

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City: _____

City: _____

City: _____



FORM CC-1570 Rev: 7/15

Page 1 of 1

Cover Sheet A

§§ 17.1-223, 17.1-227.1, 17.1-249

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Recording

Address:

City: PL

City: _____

City: _____

City: _____

City: _____

City: _____

City: _____

City: _____

City: _____

Prepared by:

Robert H. Pearsall, Jr., Esq.
P.O. Box 29935
Henrico, VA 23242
VSB# 28647

Return to &

Mail tax statements to: & Grantee's Address
Joshua Mark Stewart and Joanna Lynn Stewart
95 Epworth Road,
Aylett, VA 23009

Parcel ID#: 12 24C

File #: VQLT-19VLT-0011VA

Title Insurer: Fidelity National

Assed Value: \$ 199,700.00 Title Ins.

Consideration \$ 271,800.00 at
4,10,000.00

Record and Return to:

Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, TX 75024

WARRANTY DEED

This WARRANTY DEED is made this 20th day of Dec., 2019, by RICKEY LYNN CRABTREE and PAMELA J. CRABTREE, husband and wife, as tenants by the entirety with the right of survivorship, whose address is 95 Epworth Road, Aylett, VA 23009, hereinafter "Grantor," and JOSHUA MARK STEWART and JOANNA LYNN STEWART, Husband and Wife, whose address is 95 Epworth Road, Aylett, VA 23009, hereinafter "Grantee."

WITNESSETH:

That for and in consideration of the sum of \$410,000.00 and no other valuable consideration, receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, assign, remise, release, convey and confirm with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantee, as tenants by the entirety with the right of survivorship as at common law, the following described real estate located in the County of King William, State of Virginia (the "Property"):

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 12 24C

Property Address: 95 Epworth Road, Aylett, VA 23009

This conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection.

Witness the following signature(s):

Rickey Lynn Crabtree
RICKEY LYNN CRABTREE

Pamela J. Crabtree
PAMELA J. CRABTREE

STATE OF VA
COUNTY OF King William

The foregoing Warranty Deed was acknowledged before me this 20 day of December, 2019
by RICKEY LYNN CRABTREE and PAMELA J. CRABTREE



Alsha Turner
Notary Public
My Commission Expires: 10/31/22
Alsha Turner
Printed Name

DISCLAIMER: The preparer makes no representation other than the validity of the form of this instrument. Preparer did not perform a title search on, or a boundary survey of, the property conveyed and makes no representation as to status of the title, property use or zoning regulations. Preparer has offered no legal advice to the Grantor or Grantee on: the type of deed to use, the tenancy created, nor any other legal or tax implication of this conveyance. If Grantor or Grantee want this advice, they should seek independent legal counsel.

Handwritten text, possibly a signature or date, appearing as "1911" or similar.

Handwritten text, possibly a signature or date, appearing as "1911" or similar.

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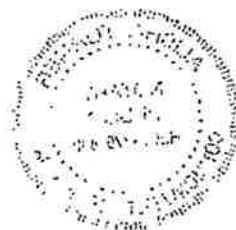


Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING WILLIAM, STATE OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON, LYING AND BEING IN MANGOICK MAGISTERIAL DISTRICT, KING WILLIAM COUNTY, VIRGINIA, NEAR EPWORTH, CONTAINING THIRTY-TWO (32.000) ACRES, FRONTING ON STATE ROUTE 610, AND BEING MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY ENTITLED "PLAT OF 32.000 ACRES BEING PART OF THE 'S.T. BOWLES TRACT', MANGOICK DISTRICT, KING WILLIAM CO., VA.", DATED JUNE 4, 1987, PREPARED BY WILLIAM W. WEBB, JR., LAND SURVEYOR, A COPY OF WHICH IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT OF KING WILLIAM COUNTY, VIRGINIA IN DEED BOOK 170, PAGE 20, AND TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Parcel ID: 12 24C

Commonly known as 95 Epworth Road, Aylett, VA 23009
However, by showing this address no additional coverage is provided

Being the same real estate conveyed to RICKEY LYNN CRABTREE AND PAMELA J. CRABTREE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY WITH THE RIGHT OF SURVIVORSHIP by deed from R. LUDWELL FLEET, A/K/A ROBERT L. FLEET, AND PHYLLIS B. FLEET, HUSBAND AND WIFE, WILLIAM TEMPLE FLEET, A/K/A WILLIAM T. FLEET, JR. AND JEANETTE T. FLEET, HUSBAND AND WIFE AND SAMUEL F. FLEET, SINGLE and recorded 07-16-1987 in the Office of the Recorder, as Book: 170 Page: 16.

INSTRUMENT 190002824
RECORDED IN THE CLERK'S OFFICE OF
KING WILLIAM CIRCUIT COURT ON
DECEMBER 27, 2019 AT 12:37 PM
\$410.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$205.00 LOCAL: \$205.00
PATRICIA M. NORMAN, CLERK
RECORDED BY: PMN *PMN*

Revenue Transmittal Planning/Building Department King William County, VA

April 16, 2021
Date

Name: James Stewart

Subdivision: _____

Address: 952 Reynolds Rd.

Permit No: _____

Tax Map No: 12-24C

<u>Dept.</u>	<u>Description</u>	<u>Amount</u>
COPIES	Sale Of Copies (Maps, Data, Etc.)	\$ _____
CONUSE	Conditional Use/Rezoning Ap.	\$ <u>2,500.00</u>
VARINC	Variance Applications	\$ _____
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		\$ <u>2,500.00</u>

Pd
CK#
115

James Stewart 4/16/21
Signature and Date
Planning Office

Abili Carter 4/16/21
Signature and Date
Treasurer's Office

**King William County
Public Hearing Notice**

The Planning Commission of King William County, Virginia will hold a Public Hearing on Tuesday, May 4, 2021, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia, and **via Zoom** to receive public comments on the following matters:

CUP-08-21: Applicant/Owner – Joshua Mark Stewart

A request for a Conditional Use Permit to permit the construction of an attached accessory dwelling on his property located at 95 Epworth Road, tax map parcel 12-24C. The property consists of 10 acres and is zoned A-C, (Agricultural-Conservation). The property is located in the Mangohick District.

All interested persons may appear and present their views in person or via **Zoom Meeting** as applicable. 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 email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission 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.

By Authority of
Sherry L. Graham
Director of Community Development
Ad to run April 21st and April 28th, 2021



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 26, 2021

Mr. Joseph Mark Stewart
95 Epworth Road
Aylett, VA 23009

RE: Application for a Conditional Use Permit

Dear Mr. Stewart:

The Planning Commission will hold a Public Hearing on Tuesday, May 4, 2021, at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to consider your request for a conditional use permit in order to have an accessory dwelling on your property located at 95 Epworth Road, tax map number 12-24C.

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

**Joseph Mark Stewart
95 Epworth Road
12 -24C
CUP 08-2021**

Epworth Methodist Church
11 Epworth Road
Aylett, VA 23009
A-C,
19-36

Lee Ann Ainsley
Vincent Edward Ainsley
5987 King William Road
Aylett, VA 23009
A-C, 8.42 acres
19-2-3

Patrick L. Shobe
Linda Page Shobe
5913 King William Road
Aylett, VA 23009
A-C, 4.99 acres
19-2-2

Craig Balderson
5841 King William Road
Aylett, VA 23009
A-C, 6.7 acres
19-2-1

John B. and Robert Barnette
P.O. Box 184
Aylett, VA 23009
A-C, 27.77 acres
12-24I

Maxine O. Mackenzie
259 Epworth Road
Aylett, VA 23009
A-C, 6.9 acres
12-24D

Eileen Beach
253 Epworth Road
Aylett, VA 23009
A-C, 5.31 acres

Estate of Thomas R. and Ruth S. Muire
6344 King William Road
Aylett, VA 23009
12-25
A-C, 34.53 acres
12-25B
A-C, 1 acre



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 26, 2021

Epworth Methodist Church
11 Epworth Road
Aylett, VA 23009

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 08-21
Tax Map Parcel: 12-24C
Owner/Applicant: Joseph Mark Stewart

Dear Property Owner:

The King William County Planning Commission will hold a Public Hearing on Tuesday, May 4, 2021, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to receive public comment on the following matter:

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You are being notified of this hearing because your property is adjacent to or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place, or via the Zoom Meeting, as applicable. 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 email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Commission 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.

Sherry L. Graham
Interim Director of Planning

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



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 26, 2021

Mr. and Mrs. Vincent Ainsley
5987 King William Road
Aylett, VA 23009

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 08-21
Tax Map Parcel: 12-24C
Owner/Applicant: Joseph Mark Stewart

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Sherry L. Graham
Interim Director of Planning

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



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 26, 2021

Mr. and Mrs. Patrick Shobe
5913 King William Road
Aylett, VA 23009

**RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 08-21
Tax Map Parcel: 12-24C
Owner/Applicant: Joseph Mark Stewart**

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Sherry L. Graham
Interim Director of Planning

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



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 26, 2021

Mr. Craig Balderson
5841 King William Road
Aylett, VA 23009

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 08-21
Tax Map Parcel: 12-24C
Owner/Applicant: Joseph Mark Stewart

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Sherry L. Graham
Interim Director of Planning

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



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 26, 2021

Mr. and Mrs. John Barnette
P.O. Box 184
Aylett, VA 23009

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 08-21
Tax Map Parcel: 12-24C
Owner/Applicant: Joseph Mark Stewart

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Sherry L. Graham
Interim Director of Planning

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



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 26, 2021

Ms. Maxine O. Mackenzie
259 Epworth Road
Aylett, VA 23009

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 08-21
Tax Map Parcel: 12-24C
Owner/Applicant: Joseph Mark Stewart

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Sherry L. Graham
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180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



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 26, 2021

Ms. Eileen Beach
253 Epworth Road
Aylett, VA 23009

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 08-21
Tax Map Parcel: 12-24C
Owner/Applicant: Joseph Mark Stewart

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Sherry L. Graham
Interim Director of Planning

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964



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 26, 2021

Estate of Thomas R. and Ruth S. Muire
6344 King William Road
Aylett, VA 23009

RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 08-21
Tax Map Parcel: 12-24C
Owner/Applicant: Joseph Mark Stewart

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Sherry L. Graham
Interim Director of Planning

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964

Commonwealth of Virginia

Application for: ☒ Sewage System ☐ Water Supply

Owner Gary Stewart

Mailing Address 8828-C Three Chopt Road
Richmond, VA 23229

Agent Richard N. Xedos

Mailing Address P.O. Box 497
Aylett, VA 23009

Site Address 95 Epworth Road
Aylett, VA 23009

Directions to Property: Rt 30 to Epworth Rd, turn R, 1st house on left

Subdivision _____ Section _____ Block _____ Lot _____

Tax Map 12-24C Other Property Identification _____ Dimension/Acreage of Property 10.00

VDH Use only

Health Department ID# _____

Due Date _____

Phone 919-323-5365

Phone _____

Fax wfpak69@msn.com

Phone 804-397-0963

Phone _____

Fax _____

Email firerockgs@gmail.com

Sewage System

Type of Approval: Applicants for new construction are advised to apply for a certification letter to determine if land is suitable for a sewage system and to apply for a construction permit (valid for 18 months) **only when ready to build.**

☐ Certification Letter ☐ Construction Permit ☐ Voluntary Upgrade ☐ Repair Permit ☒ Minor Modification

Proposed Use:

Single Family Home (Number of Bedrooms 5) Multi-Family Dwelling (Total Number of Bedrooms _____)

Other (describe) 5BR MAX occupancy of 8 persons

Basement? ☐ Yes ☒ No Walk-out Basement? ☐ Yes ☒ No Fixtures in Basement? ☐ Yes ☒ No

Conditional permit desired? ☒ Yes ☐ No If yes, which conditions do you want?

☐ Reduced water flow ☒ Limited Occupancy ☐ Intermittent or seasonal use ☐ Temporary use not to exceed 1 year

Do you wish to apply for a betterment loan eligibility letter? ☐ Yes ☒ No *There is a \$50 fee for determination of eligibility.

Water Supply

Will the water supply be ☐ Public or ☒ Private?

Is the water supply ☐ Existing or ☒ Proposed?

If proposed, is this a replacement well? ☐ Yes ☒ No

If yes, will the old well be abandoned? ☐ Yes ☒ No

Will any buildings within 50' of the proposed well be termite treated? ☐ Yes ☒ No

Well Type (e.g. domestic use, agricultural, irrigation, etc.) _____

All Applicants

Is this property intended to serve as your (owners) principal place of residence? ☐ Yes ☒ No

All applications must be accompanied by private sector evaluations and designs, unless a petition for VDH services is approved. Is a Petition for Service form attached? ☐ Yes ☒ No

In order for VDH to process your application for a sewage system you must attach a plat of the property and a site sketch. For water supplies, a plat of the property is recommended and a site sketch is required. The site sketch should show your property lines, actual and/or proposed buildings and the desired location of your well and/or sewage system. When the site evaluation is conducted the property lines, building location and the proposed well and sewage sites must be clearly marked and the property sufficiently visible to see the topography. I give permission to the Virginia Department of Health to enter onto the property described during normal business hours for the purpose of processing this application and to perform quality assurance checks of evaluations and designs certified by a private sector Onsite Soil Evaluator or Professional Engineer as necessary until the sewage disposal system and/or private water supply has been constructed and approved.

03/16/2021

Signature of Owner/ Agent _____

Date _____

This form contains personal information subject to disclosure under the Freedom of Information Act. Revised 7/1/2019

OSE/PE Report For:

Construction Permit ☐ Certification Letter ☐ Subdivision Approval ☐ Limited Occupancy ☒

Property Location:

911 Address: 95 Epworth Road City: Aylett
 Lot: _____ Section: _____ Subdivision: _____
 GPIN or Tax Map #: 12-24C Health Dept ID#: _____
 Latitude: _____ Longitude: _____

Applicant or Client Mailing Address:

Name: Joshua & Joanna Stewart
 Street: 95 Epworth Road
 City: Aylett State: VA Zip Code: 23009

Prepared by

OSE Name: Richard N. Xedos License #: 1940001182
 Address: P.O. Box 497
 City: Aylett State: VA Zip Code: 23009
 P/E Name: N/A License #: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____

Date of Report: 03/15/2021 Date of Revision #1: _____
 OSE/PE Job #: 0468 Date of Revision #2: _____

Contents/Index of this report (e/g, Site Evaluation Summary, Soil Profile Descriptions, Site Sketch, Abbreviated Design, etc.)

INTRODUCTION	CERTIFICATION STATEMENT
DESIGN FLOW & TANKS	FIGURES
SOIL SUMMARY REPORT	SOIL BORING DESCRIPTIONS REPORT
WATER SUPPLY SUMMARY REPORT	MANUFACTURE SPECS/CONSTRUCTION NOTES
LIMITATIONS	SAP
ACKNOWLEDGEMENTS	CONDITION ASSESSMENT

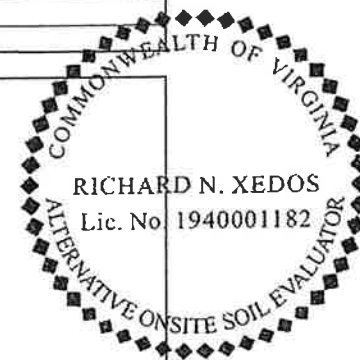
Certification Statement

I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the applicable provisions of the Sewage Handling and Disposal Regulations (12 VACS-610), the Private Well Regulations (12-VACS-630), the Regulations for Alternative Onsite Sewage Systems (12VACS-613) and all other applicable laws, regulations and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein.

☒ The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in Code of Virginia Section 54.1-402.A.11

I recommend that a (select one): limited occupancy ☒ certification letter ☐ subdivision approval ☐ be (select one) Issued ☒ Denied ☐

OSE/PE Signature: _____ Date: 03/15/2021



1.0 INTRODUCTION

The site is an existing four (4) bedroom residence. The system is currently comprised of a septic tank, d-box, and five (5) sixty (70) foot +/- lines approximately 42" deep. The owner is proposing adding an additional bedroom, which will not impact the current system footprint. For future expansion, there is adequate area and a pre-determined primary and reserve on a previously adjunct parcel that is now part of this parcel per owner. The design and construction of this sewage disposal system shall conform to the latest regulations Commonwealth of Virginia Sewage Handling and Disposal Regulations, July 2000, 12 VAC 5-610-10 et seq. (Regulations).

2.0 DESIGN FLOW & TANK(S)

Design flow waste water load has been calculated from Table 5.1 Commonwealth of Virginia Sewage Handling and Disposal Regulations, July 2000, 12 VAC 5-610-10 et seq. The maximum daily flow is 150-gpd per bedroom in a private residence. The maximum daily flow value is 600-gpd for a 4-bedroom residence. To meet regulations, the owner/applicant is requesting a limited occupancy of 8 persons in a 5-bedroom residence.

3.0 SOIL SUMMARY REPORT

Position in Landscape: ☒ Satisfactory ☐ Unsatisfactory

Description: The drainfield occupies a side slope part of a terrace complex currently as a grassy field with underbrush and immature trees. With micro-topography, secondary to anthropogenic alterations.

Slope: 3-5%

Depth to Rock or Impervious Strata: ☒ None; Min: Max: ;

Depth to Redoximorphic Features: ☒ None; Inches

Free Water Present: ☒ No ☐ Yes Range Inches

Soil Percolation Rate: 60+ mins/inch ☒ Estimated ☐ Field Test

Soil Texture Group: ☐ I ☒ II ☐ III ☐ IV

Permeability Test Performed: ☐ Yes ☒ No

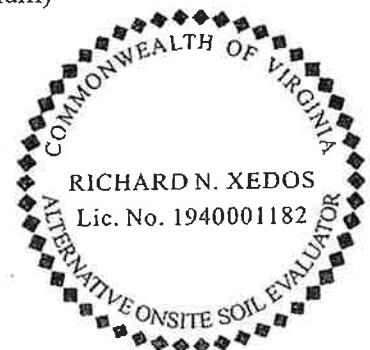
4.0 WATER SUPPLY SUMMARY REPORT

Water Supply:

☐ Public ☐ Existing ☐ New
☒ Private ☒ Existing ☐ New

☐ To be installed: ☐ Class IIIA well
☐ Class IIIB well; cased and grouted to 50' (minimum)
☐ Class IIIC well
☐ Class IV well

EXISTING IIIA WELL TO SERVE RESIDENCE



5.0 LIMITATIONS

This report has been prepared for the exclusive use of the client for the specific application to the subject site. The report was prepared in accordance with generally accepted standards of practice for onsite soil evaluations and design services. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or part, without written consent from **Firerock Geology & Soils, LLC (FGS)**.

The contents of this report should not be construed as FGS's recommendation to either purchase, sell, or develop the subject site. This report may be relied upon by review and/or regulatory agencies with regard to implementations of policies and codes as they may pertain to the development of this project.

Our conclusions and recommendations are based upon information provided to us by others, our site observations, and professional judgment. To the best of our knowledge, information provided by others is true and correct, unless otherwise noted; however FGS is not responsible for the accuracy of information provided by others.

Our onsite observations pertain to only specific locations at specific times on specific dates. Our observations and conclusions do not reflect variations in subsurface conditions that may exist between sampling locations, in unexplored areas of the site, or at times other than those represented by our observations.

By acceptance of this report/design package the client acknowledges that soil evaluation(s) are not an exact science and onsite disposal systems are subject to failure from several factors beyond the designers control and that liability does not necessarily follow such failure. The client also acknowledges and agrees that by acceptance of the report/design package that the maximum liability of Firerock Geology and Soils, LLC is in the amount of payment of services for this report/design package.

6.0 ACKNOWLEDGMENTS

Firerock Geology & Soils, LLC appreciates the opportunity to serve as your consultant on this project. If there are any questions with regards to the information and recommendations contained within this report, or if we may be of further service to you, please do not hesitate to contact us.

CERTIFICATION STATEMENT

Property Identification: 95 Epworth Road; TM: 12-24C

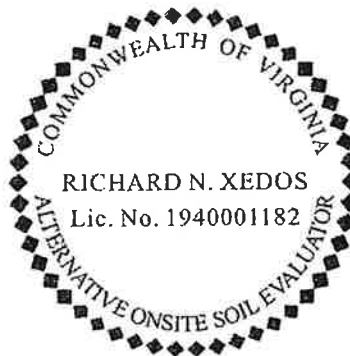
County: King William

Submitted by: Firerock Geology & Soils, LLC

I recommend a Limited Occupancy be approved.

This is to certify that the evaluation and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630), and other applicable policies of the Virginia Department of Health. Furthermore, I certify that my evaluation and/or design contained herein complies with all applicable laws, regulations, and policies implemented by the Virginia Department of Health.

AOSE Richard N. Xedos, OSE License# 1940001182



Services rendered by Firerock Geology & Soils, LLC (FGS) are specifically limited to (24) months (services are hereinafter referred to as "services") and are provided without warranty or representation other than the warranty that such services were rendered in accordance with §§ 32.1-163.5 and 32.1-164 of the Code of Virginia. FGS makes no warranties or representations of any kind, express or implied, including, without limitation, any warranty of or representation that the property can be used for any purpose other than a sewage treatment and disposal system for the above referenced property construction or that the property can be utilized for any particular use twenty-four (24) months subsequent to the date of the rendition of the services. FGS shall have no liability or responsibility to any person or entity in the event the topographical features of either the property inspected or adjoining properties are altered and FGS shall have no liability for any indirect, incidental or consequential damages, resulting from the rendition of any services by FGS. Any claim for damages, whatsoever, shall be waived unless asserted with twenty-four (24) months of the date the design services were rendered. For existing system(s), FGS makes no warranties or representations of any kind, express or implied, including, without limitation, any warranty of or representation that the existing will function beyond the date of evaluation.

SITE SKETCH

PROJECT: 0468

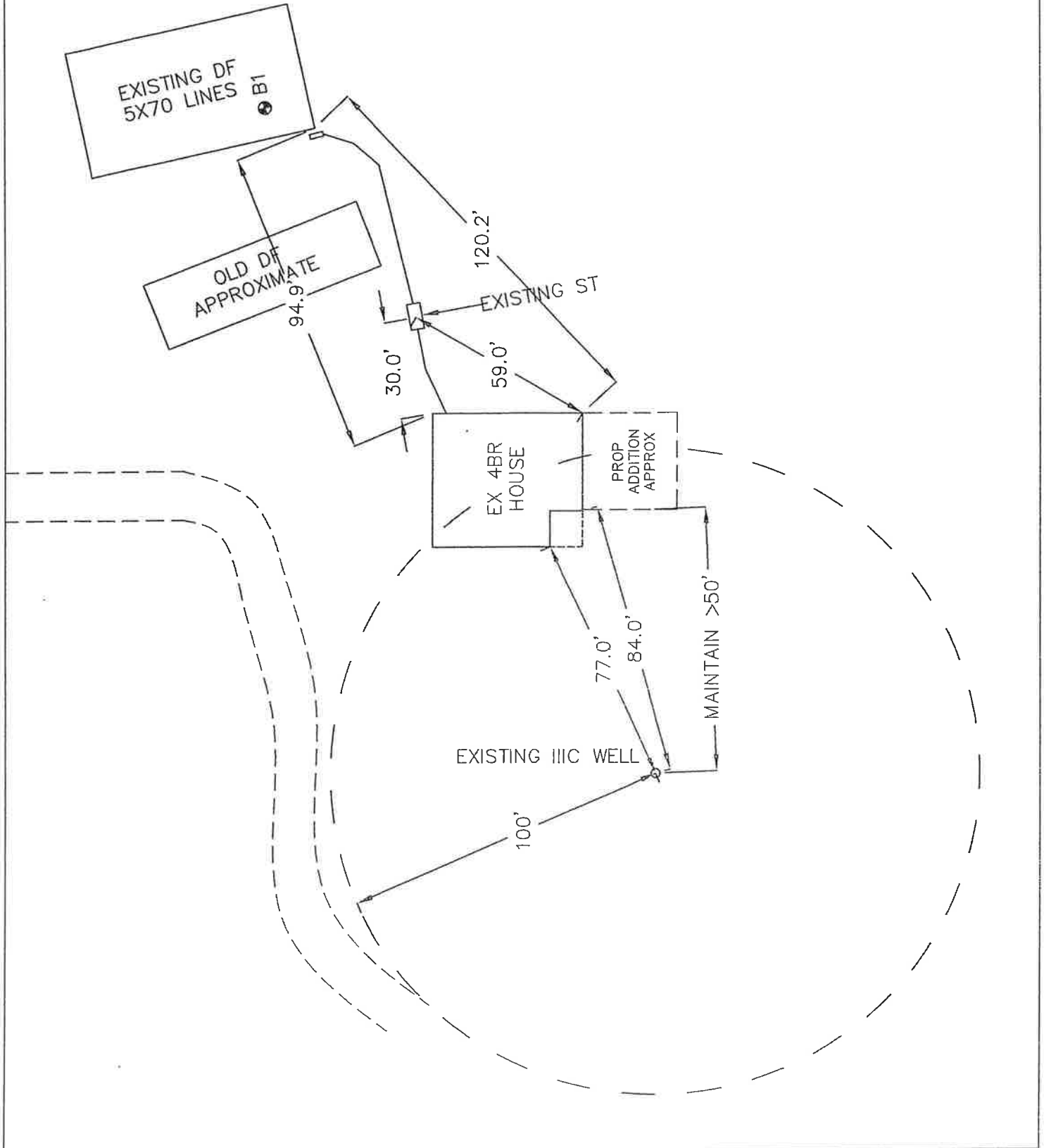
PAGE: 5 OF 13

DRAWN BY: RNX

SCALE: 1" = 40'

FIREROCK GEOLOGY & SOILS, LLC

PO BOX 497 AYLETT VIRGINIA 23009



SOIL PROFILE DESCRIPTIONS REPORT

Site Evaluation: March 15, 2021

[illegible]

Remarks: The location of soil evaluation profile holes are shown on the site sketch, which accompanies this report. The site sketch includes the estimated or measured location of all known wells, sewage disposal systems, springs and structural features within 200 feet of the proposed drainfield and reserve drainfield sites. Descriptions identifying mottles are derived from geologic source rather than from pedogenesis exclude redoximorphic features. Indications of seasonal wetness or slow internal drainage are described as redoximorphic features per Field Book for Describing and Sampling Soils, version 2.0 (USNRCS).

SYSTEM & CONSTRUCTION NOTES

- The septic tanks (and pump chamber, if applicable) are to be placed a minimum of 10 feet from dwelling with crawl spaces or 20 feet from the dwellings represented to have a basement, or basement with tanks located on the walkout side of the house.
- The conveyance line, drainfield lines, distribution box, and any other components of the system are to be placed a minimum of 10 feet from dwelling with crawl spaces or 20 feet from the dwellings represented to have a basement, or basement with tanks located on the walkout side of the house.
- All drainfield line(s) are to be installed along the natural contour of the ground anthropogenic influences notwithstanding. The minimum center to center distance is 9 feet, unless otherwise noted. This distance may be greater in a portion of the system, depending on how the natural contours dictate their placement. Lines should be field staked with the use of a transit or laser level prior to excavation. All lines should be convex or straight, concave lines will not be accepted.
- All components of the septic system are to be a minimum of 5 feet from property lines, 10 feet from utility lines, and 10 feet from utility easements unless otherwise noted. Drainfields within utility easement, may fall under the following categories: a) this was the only reasonable option available, b) the utilities for this structure will not be placed within 10 feet of the drainfield system, and c) a(n) utility easement was granted by the governing utility.
- All measurements are from iron pins set at property corners (not offset pins) unless otherwise noted. Measurement that intersect property lines are at 90-degree angles to the property line unless otherwise noted. Errors due to surveyor are not the responsibility of FGS.
- Measurements to the distribution box are shown to the beginning of the upper drainfield line unless otherwise noted. The distribution box shall be located as close to this point as possible unless otherwise noted.
- The client, surveyor, or engineer provides topographic and house location information.
- The septic system installer is to verify the presence of a basement in the house, topography, house location, drainfield location, and confirm that the minimum setbacks dictated on this permit are available prior to installation of the system. If any of the above-mentioned items are not as depicted on the permit, the designer and permit holder should be notified immediately.
- If required, AOSS shall have Operation & Maintenance in place prior to placing system into operation. The septic system installer is to ensure that the O&M contract is in place prior to completion of system installation. If O&M contract is not in place, the designer and permit holder should be notified immediately.
- NO garbage disposals are allowed for any residence served by an on-site system.
- NO paints, cleaners, or chemicals are to be placed into the waste stream.
- NO vehicular traffic is allowed over the drainfield prior to and post-installation of the onsite system, unless otherwise noted.
- Inspection ports and risers are recommended for future reference and access. DO NOT remove these items from the system.

GMP #2017-03
September 1, 2017
Page 10 of 29

Attachment 2a: Application for Health Department Review from Building Official

COUNTY
SEAL HERE

Request for Health Department Review

Building/Zoning Department Use Only:

The _____ (County/City) Building and/or Zoning Department hereby requests that the Virginia Department of Health evaluate the onsite sewage system and/or water supply on the property described below to determine whether:

☐ The existing onsite sewage disposal system is safe, adequate and proper (SAP) for the proposed use (see §32.1-165 of the *Code of Virginia*). Note: This block can only be marked if the structure is designed for human occupancy.

☐ The proposed use will encroach upon the existing onsite sewage disposal system and/or water supply.

☐ Other or Comments:

☐ Attachments (sketch, building plans, plat)

Building/Zoning Official Signature: _____

Date: _____

Note: This written application is not required if an electronic process is already in place for the local building official to request a SAP evaluation from the local health department.

GMP #2017-03
September 1, 2017
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Attachment 2b: Request for Health Department Review
To Be Completed By Property Owner Or Agent:

Owner Name:	Joshua & Joanna Stewart	Home Telephone:	_____
Mailing Address:	95 Epworth Road	Office Telephone:	_____
	Aylett, VA 23009	Cell Phone:	_____
e-mail address:	_____		
Agent Name:	Richard N. Xedos	Home Telephone:	_____
Mailing Address:	P.O. Box 497	Office Telephone:	_____
	Aylett, VA 23009	Cell Phone:	804-397-0963
e-mail address:	_____		

Property Location (provide directions from local health department):
Rt 30, R on Epworth, 1st house on left

Tax Map: 12-24C PIN # _____
Subdivision Name (if applicable): _____ Lot # _____

Current Use (include # of Bedrooms): Residential 4 BR
Proposed Use (include # of Bedrooms): Residential 5 BR

Please attach any recent records of onsite system (Pump-outs, or Operation and Maintenance Reports).

Has property been occupied during previous 30 day period: Y or N

The septic tank and distribution box are uncovered for inspection: Y or N Components will be uncovered by N/A (date).
(To prevent potential damage to the system VDH recommends homeowners first contact Miss Utility for marking any underground utilities. The septic tank and distribution box should be carefully excavated by hand.)

Uncovering the septic tank and distribution box would cause an undue hardship: Y or N If Y reasons for hardship:

(Examples of hardship: system is relatively new, recently pumped, accurate records exist, or excavation would likely damage components.)

Related Building Permit #: _____ Health Department I.D.#: _____

PLEASE READ CAREFULLY:

This report is only intended to address the above referenced request and does not address evaluation procedures for sewage systems being sold through real estate transfers, or systems and water supplies being re-used as part of a subdivision process. This document specifically addresses VDH's implementation of § 32.1-165 of the Code of Virginia and is not to be used for any unauthorized use.

The property boundaries and building locations are clearly marked or identified at the property. I give permission to the Virginia Department of Health to enter the property described, if necessary, for the purpose of processing this application. An accurate sketch of the property, existing structures, wells, sewage disposal systems, and proposed structure(s) is attached.

Owner/Agent Signature: _____ Date: 03/15/2021

GMP #2017-03
September 1, 2017
Page 12 of 29

Attachment 3a:

Findings:

Review pursuant to Va. Code § 32.1-165

Name: Richard Xedos

Phone Number: 804-397-0963

Subdivision: (If Applicable) _____ Section: _____ Lot: _____

Physical Address: 95 Epworth Road

Is the existing onsite sewage system safe, adequate and proper or approvable as nonconforming for the proposed use?

Y (YES) Comments: SAP as non-conforming

____ (NO) Comments: _____

Other Comments:

The proposed addition does not encroach upon nor conflict with the current onsite system or components.

Please note that each evaluation is based on a case by case basis and may or may not include a Department site visit. There is no guarantee given or implied that this sewage disposal system will continue to function properly in the future. In the event of a sewage disposal malfunction, the owner will be responsible for any repairs or other actions deemed necessary by the Department to correct the situation.

Turn Document Over for Site Sketch and Signature.

GMP #2017-03
September 1, 2017
Page 13 of 29

Site Sketch:

See Attached

SIGNATURE: _____
DATE: 03/15/2021

An owner may challenge a denial by requesting an Informal Fact-Finding Conference (IFFC) within 30 days of receipt of a decision. All requests for an IFFC must be sent in writing to the District Health Director and cite the reason or reasons for the request.

Condition Assessment

VDH Use Only	
HDIN:	_____
VPDES GP:	_____

Owner and Application Information ☐ Repair ☐ Voluntary Upgrade	
Name: Joshua & Joanna Stewart	Phone Number:
Address: 95 Epworth Road, Aylett, VA 23009	
Email:	

System Location King William County			
Address: Same as Owner			
Tax Map/GPIN #: 12-24C			
Subdivision:	Section:	Block:	Lot:
Directions: Rt 30, R on Epworth, 1st house on left			

System File Information	
Permit Type: ☒ Onsite Disposal	☐ Stream Discharging System
Property Type: Residential	
Permitted Design Flow: 600 gpd	Permitted #Bedrooms: 4
System Type: ☒ Conventional ☐ Alternative If Alternative, Treatment Mfg. & Model:	
Dispersal Method: ☒ Gravity ☐ Pump to Gravity ☐ LPD ☐ Drip	
Dispersal Media: ☒ Gravel ☐ Gravelless Material ☐ Tire Chips ☐ Sand	
Gravelless Type:	Notes:
☒ Attach a Copy of As-built drawing or drawing of system layout	

Existing System Evaluation	
Failure Observed or reported by owner: ☐ Yes ☒ No: ☐ Backup into home ☐ Effluent on the ground surface	
If failure observed or reported by owner, REPAIR permit REQUIRED .	
Number of Occupants: 3	Date System Installed: 1996
Current Use: Residential	Current Number of Bedrooms: 4
Has property been occupied during previous 30 day period? ☒ Yes ☐ No	
Garbage Disposal: ☐ Yes ☒ No Water Softener: ☐ Yes ☒ No Jacuzzi/Hot Tub: ☐ Yes ☐ No	
Date of Last Septic Tank Pump Out: March 2021	Date of Last Operator Visit March 2021

Component Status (place check under appropriate box)					
Component	Present	Inspected	Functional	Non-Functional	Observations/Comments
Sewer Line	Y		Y		No Deficiencies Noted
Septic Tank	Y	Y	Y		No Deficiencies Noted; C&W Pump Out
Septic Tank Tees	Y	Y	Y		No Deficiencies Noted
Treatment Unit					
Pump Chamber					
Pump					
Disinfection					

Conveyance Line	Y		Y		No Deficiencies Noted
D-Box	Y		Y		
Splitter Manifold					
Header Trench					
Dispersal Pipe					
Dispersal media					
Dispersal Field	Y	Y	Y		Probed, no effluent noted - augered no sludge, effluent, or water noted
Other					
Other					
Additional Analyses					
Analysis	Needed	Conducted	Observations/Comments		
Flow					
Wastewater Sample					
Dye Test					
Other					

Additional Comments and Observations:

Existing on-site system appears to be operating as designed at time of site investigation. No effluent on the ground, nor any backup into residence per owner.

Sketch, if applicable: See Attached

[illegible]

A-C
R-R
R-1
B-1
B-2
M
HP



PLAT SHOWING
"EPWORTH DIVISION"
A MINOR SUBDIVISION
OF
TAX PARCEL 12-24C
MANCROCKE MAGISTERIAL DISTRICT
KING WILLIAM COUNTY, VIRGINIA



PROJECT NO.	2018-088
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NOTICE
ZONING ACTION
PENDING ON THIS PROPERTY
Contact:
King William County
Planning
804-769-4980

9a.

April Zoning Log

[illegible]

9b.

Violation Log

2021 Violation Log

Ongoing

Specified Violation Has Been Addressed

No zoning violations discovered at time of complaint

[illegible]

9c.

**April Building Report
(Provided at meeting)**