



County of King William, Virginia

**PLANNING COMMISSION
REGULAR MEETING OF JUNE 1, 2021 – 7:00 P.M.
KING WILLIAM COUNTY ADMINISTRATION BUILDING
KING WILLIAM, VIRGINIA**

AMENDED 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. May 4, 2021
5. Public Comment Period – **Speakers:** *One opportunity of 3 minutes per Individual or 5 minutes per Group on Non-Public Hearing Matters*
6. Other Unfinished Business
 - a. Update on Comprehensive Plan & Draft Ordinance
- ~~7. New Business~~
 - ~~a. Appointment of Chairman~~
8. Special Reports & Updates from Staff
 - a. May Zoning Log
 - b. Violation Log
 - c. May Building Report
 - d. Commissioner Comments
9. Adjournment

Topic: Planning Commission June 1, 2021
Time: Jun 1, 2021 07:00 PM Eastern Time (US and Canada)
Meeting ID: 854 8799 9186
Passcode: 943226
Dial by your location
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
Meeting ID: 854 8799 9186
Passcode: 943226

4a. Minutes

May 4, 2021

**MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF MAY 4, 2021**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 4TH day of May 2021, beginning at 7:00 p.m. in the Board Room of the King William County Administration Building and 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. Ms. Hite moved for the adoption of the May 4, 2021 meeting agenda; motion was seconded by Mr. Breeden.

The vote was unanimous on this motion.

Agenda Item 4. REVIEW AND APPROVAL

Chairman Rhoads requested a motion to approve the April 6, 2021 minutes as presented. Mr. Breeden moved for the approval of the April 6, 2021 meeting minutes; motion was seconded by Mr. Greenwood.

The vote was unanimous on this motion.

Agenda Item 5. PUBLIC COMMENT PERIOD

Chairman Rhoads opened the public comment period but there being no one to speak, the Public Comment Period was closed shortly thereafter.

Agenda Item 6. PUBLIC HEARING

a. CUP-08-21 Joshua Stewart

Ms. Graham updated members on the Conditional Use Permit and what the owners were looking to do on the property, which entails adding an “in-law” addition onto the back of the home to take care of parents.

Mr. Stewart spoke of his parents and how his father is still very active but has had numerous strokes and he would like to be close to them to be able to take care of his parents as they get older.

Mr. Breeden stated that he had no questions, as everything seemed straight forward. He also wanted to welcome Mr. Stewart to King William County.

Mr. Wagner, in agreement with Mr. Breeden, stated that the case speaks for itself.

Chairman Rhoads stated that she was glad to have the Stewarts in the County and thank you for attending.

Agenda Item 7. UNFINISHED BUSINESS

a. Discussion of Draft Ordinance & Comprehensive Plan

Chairman Rhoads asked members if they had anything to discuss or add, in regards to the changes that Staff typed up from the April 27, 2021 Work Session.

Mr. Breeden stated that he had nothing to add, as the changes accurately depict the April 27th discussion.

Mr. Wagner was curious as to how Chairman Rhoads planned to handle the Joint Session with the Board of Supervisors in May.

Ms. Graham stated that Berkley would most likely be taking control of the Joint Session.

Chairman Rhoads stated that it may be better that way.

Mr. Breeden was in agreeance that now that Berkley has the Planning Commission recommendations, it would be good for them to head the session.

Chairman Rhoads agreed with Mr. Breeden.

Mr. Breeden expressed his concerns on the mix of results for the 5 acre vs 10 acre lot sizes and was curious as to what Berkley Group recommends to keep the rural preservation of the area if the lot sizes remain at 5-acres.

Ms. Hite expressed major concern on Berkley getting things to them ahead of time.

Chairman Rhoads requested updates on the Comprehensive Plan.

Ms. Graham stated that the survey has not been posted yet, but that Hill Studios wanted to get everyone together toward the end of the month.

Chairman Rhoads stated that the Commission would need dates, as Summer is coming and people are sure to be busy, so schedules will be difficult to accommodate.

Mr. Breeden stated that he was looking forward to the survey being completed as it is critical for the citizens of King William County to be involved. He also stated that he felt we have a great group working with us at Hill Studios and the Future Land Use Map will be a big help and role.

Ms. Hite stated that hindsight is 20/20 and she wished the Comprehensive Plan had come first but wanted to thank staff and Commission members.

Mr. Wagner expressed that he would like to see a joint session between the Planning Commission, Board of Supervisors and the Economic Development Authority, as the Economic Development Authority has a major role in the Comprehensive Plan. Mr. Wagner also thanked staff for all they have done.

Ms. Graham stated that she would try to get a session set up.

Mr. Greenwood agreed with Mr. Wagner as the Board had recently discussed the EDA being more involved as well. Mr. Greenwood thanked staff for their hard work and dedication through these tough times.

Chairman Rhoads stated that she would follow up with Sherry on action items and thanked staff and all for attending.

Agenda Item 10. Adjournment or Recess

Chairman Rhoads requested a motion to adjourn. Ms. Hite moved to adjourn the May 4, 2021 meeting; motion was seconded by Mr. Breeden

The meeting was adjourned at 7:35P.M.

Janie Rhoads, Chairman

Sherry Graham, Commission Secretary

8a.

May Zoning Log

DATE	NAME OF APPLICANT	ADDRESS	TAX MAP NUMBER	SUBDIVISION NAME	TYPE OF PERMIT (Z /E&S/BLDG)	AREA OF DISTURBANCE	DATE TO ZONING/E & S	DATE APPROVED ZONING/ E & S	DATE TO BLDG PLAN REVIEW	DATE APPROVED BY BLDG	NOTES/COMMENTS
5.3.2021	Vertical Builders	3700 West End Dr. Henrico, VA 23294	44-6B	Green Knoll Lot 1	Z/E&S/BLDG	30,492 sq ft	5.4.2021		5.4.2021	05.11.2021	NEW DWELLING
5.3.2021	Vertical Builders	3700 West End Dr. Henrico, VA 23294	44-6C	Green Knoll Lot 2	Z/E&S/BLDG	37,026 sq ft	5.4.2021		5.4.2021	05.11.2021	NEW DWELLING
5.5.2021	Steve Adams	12833 W. River Road Aylett, VA	5-45B	Locustdale Pines	E&S	2,200	5.5.2021	5.6.2021	n/a	n/a	LAND DISTURBANCE
5.5.2021	Steve Adams	12833 W. River Road Aylett, VA	5-45A	Locustdale Pines	E&S	2,200	5.5.2021	5.6.2021	n/a	n/a	LAND DISTURBANCE
5.5.2021	Anna Paz	6653 Mt. Olive Cohoke Rd. West Point, VA	53-2-2	Sassar Estates	Z/BLDG	n/a	5.6.2021	5.7.2021	awaiting plans/app		POLE BARN
5.7.2021	RCI BUILDERS	9245 SHADY GROVE RD, MECH, VA 23111	21-13-24	McCauley II	Z/E&S/BLDG	14,851	5.10.2021		5.10.2021	5.14.2021	NEW DWELLING
5.7.2021	RCI BUILDERS	9245 SHADY GROVE RD, MECH, VA 23111	22-11-2A-61	KENNINGTON 2A	Z/E&S/BLDG	14,455 sq ft	5.10.2021	5.13.2021	5.10.2021	05.12.2021	NEW DWELLING
5.12.2021	Jamison Croxton	425 Foley Rd. West Point, VA	46-37C1	n/a	Z/BLDg	n/a	5.17.2021		5.17.2021		ACCESSORY STRUCTURE - DETACHED GARAGE
5.7.2021	RCI BUILDERS	9245 SHADY GROVE RD, MECH, VA 23111	22-11-2A-62	KENNINGTON 2A	Z/E&S/BLDG	20,080 SQ FT	5.10.2021	5.13.2021	5.10.2021		NEW DWELLING
5.13.2021	JASON JOHNSON	12082 MT. OLIVE COHOKE RD, WEST POINT	47-3-2						05.07.2021	5.13.2021	
5.13.2021	DARRELL KELLUM	662 Sharon Rd. King William, VA	14-32Q	n/a	???????????	n/a	n/a	n/a	05.12.2021	5.13.2021	PLAN REVISION
5.18.2021	Jon & Donna Cox	2496 Dorrell Road Aylett, VA	5-5-7	Pleasant Acres	Z/BLDG	n/a	5.20.2021	5.24.2021	5.20.2021	5.21.2021	REAR DECK
5.18.2021	Southern Exposure Solar	11030 Richardson Rd. Ste B33 Ashland, VA	14-15E	n/a	BLDg	n/a	n/a	n/a	5.20.2021	5.21.2021	SOLAR ROOF PANELS
05.19.2021	Chris Modlin	17 Fieldway CT, King William, VA 23086	38-39P		Z/BLDG				5.19.2021	5.21.2021	METAL BUILDING
5.20.2021	Topside Tent Rentals	1605 E Washington St. Petersburg, VA	29-15	n/a	Z/BLDG	n/a	5.24.2021		5.24.2021		TEMPORARY TENT
5.21.2021	HHHunt Homes	11237 Nuckols Rd. Glen Allen, VA	28-8-2B-2	Central Crossing 2B	Z/E&S/BLDG	7,740	5.24.2021		5.24.2021		NEW DWELLING
5.21.2021	HHHunt Homes	11237 Nuckols Rd. Glen Allen, VA	28-8-2B-16	Central Crossing 2B	Z/E&S/BLDG	8,950	5.24.2021		5.24.2021		NEW DWELLING
5.21.2021	HHHunt Homes	11237 Nuckols Rd. Glen Allen, VA	28-8-2B-10	Central Crossing 2B	Z/E&S/BLDG	13,550	5.24.2021		5.24.2021		NEW DWELLING
5.21.2021	HHHunt Homes	11237 Nuckols Rd. Glen Allen, VA	28-8-2B-5	Central Crossing 2B	Z/E&S/BLDG	7,730	5.24.2021		5.24.2021		NEW DWELLING
5.21.2021	DARRELL KELLUM	662 Sharon Rd. King William, VA	2-10B	DOVER PASTURES	Z/E&S/BLDG	2,500	5.24.2021		5.24.2021		NEW DWELLING
5.21.2021	DARRELL KELLUM	662 Sharon Rd. King William, VA	21-21	n/a	Z/BLDG	n/a	5.24.2021		5.24.2021		LEAN TO
5.21.2021	M. SCOTT OWEN	739 BESTLAND ROAD DUNNSVILLE, VA	36-39A	N/A	Z/BLDG	N/A	5.24.2021		5.24.2021		REBUILD PORCH
5.24.2021	COTTAGE CONSTRUCTION, INC.	7183 Peach Orchard Lane, Mechanicsville, VA 23121	21-2-J	N/A	BLDG	N/A	N/A	N/A	5.24.2021		KITCHEN RENOVATION INCLUDING THE REMOVAL OF BEARING WALL
5.24.2021	Smallwood Renovations	17387 Echo Meadows Rd. Rockville, VA	21-11-C-6	McCauley Park	Z/BLDg	n/a	NMI		5.24.2021		NEW 10X12 WOOD DECK

8b.

Violation Log

