



**MINUTES
KING WILLIAM COUNTY
BOARD OF ZONING APPEALS
MEETING OF FEBRUARY 28, 2023**

A regular meeting of the King William County, Virginia Board of Zoning Appeals was held on the 28th day of February 2023, 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 Walker called the meeting to order at 6:34 p.m.

Agenda Item 2. ROLL CALL

The members were polled:

Yvonne Broaddus	Nye
Keith Fogg	Aye
Walt Baily	Aye
Mike Nolan	Aye
Amanda Walker	Aye

Also in Attendance:

Sherry Graham, Director of Planning
Christina Grover, Zoning Administrator

Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA

Chairman Walker requested a motion to approve the meeting agenda. Mr. Nolan made a motion, seconded by Mr. Fogg, to adopt the agenda.

The vote was unanimous on this motion.

Agenda Item 4. APPROVAL OF THE JANUARY 18, 2023, MINUTES

Mr. Nolan made a motion, seconded by Mr. Fogg to approve the January 18, 2023, minutes.

The vote was unanimous on this motion.

Agenda Item 5. PUBLIC COMMENT PERIOD

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

Agenda Item 5a. PUBLIC HEARING V 04-22 ENGEL FARMS INC.

Ms. Graham, Director of Planning, presented the details of the requested variance for the applicant to be permitted to create a lot that is two acres instead of the required five acres. The applicant's property is located on Nelson's Bridge Road, tax map number 18-5 and consists of approximately 137 acres and is zoned A-C.

The owner/applicant, Mr. Engel, spoke to the Board and explained that he was giving the two acres to Mr. Justin Spurlock, who has disabilities. Mr. Engel stated that he and his family consider Justin to be family.

Mr. Gene Campbell, Board of Supervisors Mr. Ed Moren and Mr. Bill Hodges, School Board Member Kathy Morrison all spoke in favor and support of this request.

Mr. Justin Spurlock spoke before the Board as well and explained why Mr. Engel was trying to help him to get a house of his own.

There being no further speakers, the Chairman closed the public hearing.

Mr. Fogg made a motion, seconded by Mr. Nolan, to approve the variance request with deed restrictions that prohibit the three acres surrounding the two acres from being developed until such time that the property goes into a conservation easement.

Mr. Fogg	Aye
Mr. Nolan	Aye
Mr. Baily	Nye
Chairman Walker	Aye

The vote carried 3 to 1.

Agenda Item 6. NEW BUSINESS

None

Agenda Item 7. OTHER BUSINESS

None

Agenda Item 8. ADJOURNMENT

Mr. Fogg made a motion, seconded by Mr. Nolan, to adjourn the meeting.

The meeting adjourned at 7:17 p.m.

Amanda Walker, Chairman

Christina Grover, Secretary