KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING DECEMBER 3, 2024

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 3rd day of December 2024, beginning at 6:30 p.m. in the King William County Board Room of the Administration Building.

Agenda Item 1. Call to Order

Chairman Sluder called the meeting to order at approximately 6:30 p.m.

Agenda Item 2. Electronic Participation Approval

Not needed.

Agenda Item 3. Roll Call

Darrell Kellum – Vice Chair	Present
Greg Henrich	Present
Otto Williams	Present
Ben Edwards	Present
Mathew Sluder - Chairman	Present

Also in Attendance:
Sherry Graham, Senior Planner
Joyce Wolfe, Planner I
Ashley Gault, Planning Secretary
Stacey Davenport, County Administrator

Griffith Jones, New Energy Equity

Agenda Item 4. Moment of Silence

Chairman Sluder called for a moment of silence.

Agenda Item 5. Pledge of Allegiance

Chairman Sluder led the pledge of allegiance.

Agenda Item 6. Review And Adoption of Meeting Agenda

Chairman Sluder asked if the December 3, 2024, Planning Commission Agenda had been overlooked for approval. With no changes, Commissioner Williams moved for the motion of approval, Commissioner Henrich seconded the motion. The members were polled:

Darrell Kellum – Vice Chair	Aye
Greg Henrich	Aye
Otto Williams	Aye
Ben Edwards	Aye
Mathew Sluder - Chairman	Aye

All were in favor with none opposed.

Approval for adoption of the December 3, 2024, Planning Commission Regular Meeting Agenda passed.

Agenda Item 7.a. Approval of Minutes

Supervisor Edwards moved for the approval of the November 12, 2024, regular meeting minutes. Commissioner Williams seconded the motion. The Chairman called for any discussion. With no additional edits, the members were polled:

Darrell Kellum – Vice Chair	Aye
Greg Henrich	Aye
Otto Williams	Aye
Ben Edwards	Aye
Mathew Sluder - Chairman	Aye

All were in favor with none opposed.

November 12, 2024, regular meeting minutes approval passed.

Agenda Item 8. Citizens Comment Period

Chairman Sluder opened the Citizens Comment Period at approximately 6:32pm.

With no speakers, Chairman Sluder closed the citizens comment period.

9. Public Hearing
9a. Consideration of the CUP 02-2024; Wayne King Johnson Solar Project

A public hearing was advertised appropriately and opened by Chairman Sluder.

Senior Planner, Sherry Graham presented a PowerPoint presentation outlining the history of the conditional use permit for the development, installation and operation of a 5 MW solar facility. The project will cover approximately 29.3 acres, the construction process will take three to six months, lasting approximately 35 years. Mrs. Graham reviewed aerial GIS photos of the proposed site location off East Road Garden Road and entrance and exit sites from Route 30, King William Road, elaborating on the requirements for vegetated buffers to include two staggered rows of minimum 6 feet tall evergreens, no more than 10 feet apart, 150 feet setbacks and adjacent property owners' notification letters.

The Commissioners briefly conversed about setbacks, visibility, bonds, photometrics and decommissioning with Vice Chairman Kellum inquiring what kind and where the decommissioned materials would go.
The applicant, Griffith Jones from New Energy Equity clarified that most of the materials are recyclable, and no hazardous material would be used, other than a minimum amount of lead to design the USA made panels.
Chairman Sluder pondered soil leakage. Mr. Jones stated that there is no runoff, and leakage is not a concern. Mr. Jones highlighted the positive details New Energy Equity is ensuring to make the solar farm ideal for the area, declaring this project will have no impact on neighboring properties, no upfront investments and will remain a small-scale facility to create jobs and tax revenue.

Taxes, Land use, property values and insurance lead conversations to safety and ground maintenance to which Supervisor Edwards recommended using sheep to maintain the grass and encompassing buffers surrounding the entire project and the owner, Wayne Johnson assuring any visual and lighting impacts would be addressed.

Chairman Sluder opened the public comment period for the public hearing of CUP 02-2024, Wayne King Johnson Solar Facility.

Adjacent Property Owner, Picket Upshaw of the 2nd district questioned the commission board and applicant regarding the right of away widths and who would be responsible for maintaining it. Mr. Upshaw also asked for maintenance clarification on the embankment that he personally funded, to meet safety requirements when accessing Route 30 and wants all the applicants' condition standards in writing.

Louise Custalow Carter on behalf Chief Mark Custalow and the Mattaponi Indian Tribe, the Reservation, Tribal Council and tribal members of the Reservation asked for clarification on the projects size and what the intended land use is for the remaining acreage, noting the solar farm is projected to take up approximately 29 acres of the 142 total acreage. Ms. Custalow also questioned who the adjacent property owner letters were sent to and when. Mr. Jones responded stating that the lease is for a solar project only with no intention of use other than the project in question. Mrs. Graham claimed the property and adjacent property owner letters were sent out November 20, 2024, to all of the neighboring landowners on file.

With no other speakers, Chairman Sluder closed the public hearing comment period for CUP 02-2024, Wayne King Johnson Solar Project at approximately 7:28pm.
More discussions regarding easements, construction entrances and fire and EMS safety were held by the applicant, owner and Commissioners. Zoning, line of sight and decommissioning concerns were also addressed with Supervisor Edwards commending the design as impressive, despite Commissioner Williams apprehensions about using farmland for a solar facility and Supervisor Edwards recommended using sheep as field maintenance if possible.

The Commissioners agreed on vegetation, buffers and periodic inspections to ensure the applicable conditions in the permit application be upheld, using sheep for moving and no wetlands were being disturbed, Supervisor Edwards made a motion to approve a recommendation for CUP 02-2024, Wayne King Johnson Solar Project to the Board of Supervisors. Properly seconded by Commissioner Henrich, a roll call vote was ordered, and the members were polled.

A roll call vote was ordered:

Darrell Kellum – Vice Chair	Naye
Greg Henrich	Aye
Otto Williams	Naye
Ben Edwards	Aye
Mathew Sluder - Chairman	Aye

With a 3:2 agreement, the motion to approve a recommendation for CUP 02-2024, Wayne King Johnson Solar Project passed.

9b. Consideration of CUP 03-2024; Richard Schreck

A public hearing was advertised appropriately and opened by Chairman Sluder.

Planner I, Joyce Wolfe presented background information for the consideration of CUP 03-2024; Richard Schreck. Mr. Schreck requested to expand an accessory structure located at 4296 and 4296 Etna Mills Road to serve as a dwelling. As is, the structure would be considered an existing non-conforming accessory dwelling due to its current size being 1,984 sq.ft.

Mr. Richard Schreck, 40-year property owner and applicant answered the Planning Commissioners questions regarding GIS, addition materials and septic plans. Mr. Schreck reiterated Mrs. Wolfe's request noting the house and grounds are of the original plantation and a registered VA Historic Landmark, he is requesting to only put the house back to its original design of 1829 by removing modern appliances etc.

At approximately 8:00pm, Chairman Sluder opened the public comment portion for the public hearing of CUP 03-2024; Richard Schreck. With no public comments or additional speakers, Chairman Sluder closed the public comment portion.

Commissioner Williams motioned for approval; Vice Chairman Kellum seconded the motion.

A roll call vote was ordered, and the members were polled:

Greg Henrich	Aye
Darrell Kellum	Aye
Otto Williams	Aye
Ben Edwards	Aye
Matt Sluder	Aye

All were favor with none opposed, the motion to recommend approval of CUP 03-2024; Richard Schreck passed unanimously.

9b. Consideration of CUP 04-2024; Queenfield Golf Course, LLC

A public hearing was advertised appropriately and opened by Chairman Sluder.

Planner I, Joyce Wolfe reviewed the application for a Conditional Use Permit for commercial outdoor sports and recreation buildings in the AC district. Mrs. Wolfe explained the Queenfield Golf Course has been in operation since 2000 as a public golf course and is the home course for the King William High School golf team. When approval for the golf course was originally granted, it appears to have been accomplished through an administrative site/construction plan process. Noting, the current ordinance provides that a commercial outdoor sports and recreation operation requires a conditional use permit in the AC district. Mrs. Wolfe proposed the new clubhouse is only an expansion of an existing non-conforming use that requires compliance with the current ordinance requirements. The 1,288 square foot manufactured building is currently being used as the clubhouse for the course; the applicant wishes to replace the manufactured building with a larger, stick-built 3100 square foot facility. The new building would include a pro shop area, kitchen facilities, bar and dining areas, restrooms and gathering spaces. The exterior of the clubhouse would feature extensive covered porch areas, and the facility would be available for u se by golf patrons and for rental by tournament groups for events.

General Contractor, Chase Evans answered several questions of the Commissioners regarding utilities and drainage, assuring the onsite well and drain field will meet county code.

Commissioner William made a motion to recommend approval of CUP 04-2024; Queenfield Golf Course, LLC to the Board of Supervisors, seconded by Supervisor Edwards.

With no public comments, Chairman Sluder ordered a roll call vote, and the members were polled:

Darrell Kellum – Vice Chair	Aye
Greg Henrich	Aye
Otto Williams	Aye
Ben Edwards	Aye
Mathew Sluder - Chairman	Aye

All were in favor with none opposed, the motion to approve CUP 04-2024; Queenfield Golf Course, LLC passed.

Agenda Item 10. Unfinished Business:

No unfinished business to date.

Agenda Item 11 New Business:

11a. Discussion of Amendments to the Zoning Ordinance relating to Accessory Structures

Senior Planner Sherry Graham reviewed the current zoning ordinance relating to accessory structures and highlighted the amendments adding an Accessory Use Standards of height, location and size of 900sq.ft., a table providing the maximum building area and height based on the lot size, and reducing side and rear setbacks in the R1 district from 15' to 5'.

Supervisor Edwards made the motion to approve the Amendments to the Zoning Ordinance relating to Accessory Structures, Vice Chairman Kellum seconded the motion, properly. All were in favor with none opposed.

11b. Discussion of Amendments to the Zoning Ordinance relating to Signs

Planner I, Joyce Wolfe, presented a PowerPoint slide providing background information on the zoning ordinance relating to signs, noting the purpose of a sign ordinance, provisions and examples of the current ordinance that contradict other sections of the ordinance. Summarizing the need for the amendments, listing the benefits of proper signage in the county.

Vice Chairman Kellum made the motion to approve the Amendments to the Zoning ordinance relating to signs, properly seconded by Commissioner Williams. All were in favor with none opposed.

11c. Discussion of Deadlines for Tabling and Deferring Applications and Expiration Dates for Approved Applications –

Senior Planner Sherry Graham presented a PowerPoint slide reviewing the lack of provisions preventing the long-term deferral of CUP's and rezoning applications, and adding expiration dates used to encourage timely development. Mrs. Graham suggested putting an expiration date on conditional use permits to become invalid in status if construction or development does not begin within a specific timeframe once approved, noting if the CUP is not used within two years from the approval date, the permit becomes null and void until is has been reactivated by the Planning Commission.

Vice Chairman Kellum made the motion to approve adding deadlines for tabling and deferring applications and expiration dates for approved applications, Commissioner Henrich seconded the motion, properly. All were in favor with none opposed.

Agenda Item 12 Directors Report –

Senior Planner Graham shared an excel spreadsheet breaking down the permit summary for 2024 compared to 2023.

12a. Existing and Upcoming Projects

Dunkin' Donuts – awaiting HRSD approval

Chairman Sluder pondered vertical progress for WaWa.

Agenda Item 13 Commission Members Request and Comments

Commissioner Henrich thanked the staff for their hard work, the public and Grif Jones from King William Soar 1, LLC/New Energy Equity.

Commissioner Williams thanked the staff for preparing the meeting agenda and information and trying to keep the public informed on projects and current events. Commissioner Williams thanked the public and the meeting attendees for staying throughout the entirety of the meeting.

Supervisor Edwards thanked everyone for coming out, the staff and praised the productivity of the Planning Commission board and requested more information on the solar project.

Vice Chairman Kellum thanked the staff and requested a half day workshop with the Planners to edit the Zoning Ordinance.

Chairman Sluder thanked everyone for coming to the meeting, the staff and thanked County Administrator Stacey Davenport for attending. Chairman Sluder noted the work needed to the Zoning Ordinance and how constantly adjusting it for accuracy is what makes the Commissions Board and Planning department so important and encouraged the community to actively participate in public hearings.

Agenda Item 14. Staff/Special Committee Reports

Nothing Applicable

Agenda Item 15. Adjourn or Recess

At approximately 8:45pm Chairman Sluder motioned for adjournment, properly seconded by Supervisor Edwards.

Mr. Henrich	Aye
Mr. Williams	Aye
Mr. Edwards	Aye
Mr. Kellum	Aye
Mr. Sluder	Aye

The meeting was adjourned at 8:46pm.

X	X
Matthew Sluder Chairman	Ashley Gault Planning Secretary

APPROVED - NOT SIGNED