



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING FEBRUARY 4, 2025**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 4th day of February 2025, beginning at 6:30 p.m. in the King William County Board Room of the Administration Building.

DUE TO CONFIGURATION COMPLICATIONS, THE LIVESTREAM RECORDING OF THIS MEETING WAS NOT PROCESSED.

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:

Stacey Davenport, County Administrator

Joyce Wolfe, Planner I

Ashley Gault, Planning Secretary

Jonathan Yates, Arcola Towers

Ryan Fulks, Arcola Towers

Troy Nash, Representative of Property Owner, CUP 05-202, Arcola Towers

Agenda Item 4. Moment of Silence

Chairman Sluder called for a moment of silence.

**APPROVED Minutes of the King William County Planning Commission
Regular Meeting of February 4, 2025**

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 February 4, 2025 Planning Commission Agenda had been overlooked for approval. With no changes, Commissioner Williams moved for the motion of approval, Vice Chairman Kellum seconded the motion.

All were in favor with none opposed.

Approval of the adoption of the February 4, 2025 Planning Commission Regular Meeting Agenda passed.

Agenda Item 7.a. Approval of Minutes

Commissioner Henrich moved for the approval of the adoption of the January 14, 2025, Planning Commission Regular Meeting Minutes. Commissioner Williams seconded the motion. The Chairman called for any discussion. No additional edits or adjustments were made.

All were in favor with none opposed.

Adoption of the January 14, 2025 Planning Commission Regular Meeting Minutes passed.

Agenda Item 8. Public Hearing

8a. Consideration of CUP 05-2024; Arcola Towers, 889 Locust Hill Road

A Public Hearing was advertised appropriately and opened by Chairman Sluder for the Consideration of CUP 05-2024; Arcola Towers, 889 Locust Hill Road.

Planner I, Joyce Wolfe presented a Power Point Presentation outlining the details of the requested conditional use permit for a 197-foot monopole- style, Verizon wireless telecommunications facility and a 10' gated gravel access road in the AC district. Mrs. Wolfe shared surrounding area information, the proposed site plans detailing current Verizon 5G cell coverage testing requirements and existing tower information and informed the Commission that a recommended condition of approval would be to allow the County to use space on the tower. She introduced the representatives from Arcola Towers, Mr. Jonathan Yates and Mr. Ryan Fulks.

Mr. Jonathan Yates from Arcola Towers reiterated Mrs. Wolfe's details of the required visibility balloon testing completed on January 23, 2025 with photographs and applicable advertisements. Mr. Yates shared the results of the balloon test show no tower or facility perceptibility from Locust Hill Road or the surrounding properties and he summarized the Community Meeting held by Arcola Towers at the King William Library on January 29, 2025, noting one community member in attendance who spoke in favor of the tower.

During discussions with the Commission, staff and Arcola Towers, Mr. Yates addressed the Vice Chairmans many inquiries by detailing the security measures that will protect the site and explained the monopole design transformer will be enclosed inside of an 8foot chain linked fence with a copper wire security device. The property owners non inclusive easement, road maintenance and construction details were elaborated on, specifically the approximate 30-days of construction traffic and minimal tower checks once completed. Coverage areas and other tower locations were discussed, adding that this proposed tower will fill the gaps between the current north and south towers and cell coverage areas will span 2-3 miles with no blanket effects.

Mr. Yates with Arcola Towers assured the Commissioners the tower has been reviewed by the FAA and does not exceed the height to require lighting, providing an exhibit showing the letter received by the FAA confirming this. Commissioner Henrich agreed, noting the towers' height is not a concern for low flying crafts.

Chairman Sluder pondered carrier questions. Mr. Ryan Fulks proclaimed this tower will allow room for 4 more cellular carriers plus Verizon and spoke in depth about the 28-30-year lease most providers' permit. Mr. Fulks then explained in detail the construction process, beginning with clearing of the land, utility installations, laying foundation for the steel infrastructure and the curing process, concluding with the removal of construction trucks, cleaning up and Verizon connectivity approximately 30 days later.

The Commissioners reevaluated topics regarding EMS safety, air traffic, lighting, construction and decommission plans that Arcola will be responsible for arranging and maintaining, and Mr. Yates ended the presentation expressing his great experience with King William County and his appreciation for the Planning Department staff.

Chairman Sluder opened the Public Comment period for the Public Hearing on the consideration of CUP 05-2024; Arcola Towers, 889 Locust Hill Road.

With no Public Comments or speakers, Chairman Sluder closed the Public Comment period at approximately 7:04pm and entertained the motion to approve the Conditional Use Permit for Arcola Towers. Commissioner Williams motioned to recommend approval of CUP 05-2024; Arcola Towers, 889 Locust Hill Road to the Board of Supervisors, seconded by Vice Chairman Kellum. Chairman Sluder ordered a roll call vote, and the members were polled:

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

All were in favor, the motion to recommend approval to the Board of Supervisors for CUP 05-2024; Arcola Towers, 889 Locust Hill Road passed unanimously.

9. Citizens Comment Period

Tom Davidson, 2nd district - publicly thanked Vice Chairman Kellum for the phone call after a letter written in December was received by the Board of Supervisors and Commissioners and praised Mr. Kellum for being professional, calm and informative. Mr. Davidson also wanted on record that he appreciates the direction the Planning Commission is heading, and the initiatives taken to re-zone and correct procedures, and thanked the Planning Commission for being transparent.

Agenda Item 10. Unfinished Business:

10a. Discussion of the BMA/Route 360 Site Readiness Initiative

Planner I, Joyce Wolfe outlined with bullet points the reason for the 360 rezoning and presented a draft letter to prospective property owners who are currently zoned A-C and R-1 and meet the lot size and frontage criteria. Mrs. Wolfe timetabled a proposed agenda and schedule for the process, beginning with approval of the draft letter, approval of standard proffers and acceptable B-2 uses, ending with a tentative Board of Supervisors Public Hearing in the next 12-16 weeks.

The need for and process of rezoning was discussed at length by the Commissioners and Planning Staff; Chairman Sluder suggested taking a “Lilypad approach” and Mrs. Wolfe stating that once the properties were rezoned, she would work with the Economic Development Authority to develop a list for marketing purposes.

Chairman Sluder recommended a motion to approve Mrs. Wolfe’s draft of the letter to prospective owners with revisions including clarification regarding changes to the land- use state and possible changes to assessed value. Supervisor Edwards motioned for the approval, seconded by Vice Chairman Kellum.

Chairman Sluder ordered a roll call vote, and the members were polled:

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

The recommendation to approve the draft letter passed unanimously.

Agenda Item 11 New Business:

No new business.

Agenda Item 12 Staff and/or Special Committee Reports:

The Building Department Monthly Report was reviewed.

Agenda Item 13 Commission Members Request and Comments

Commissioner Henrich thanked the staff and the public for attending. Mr. Henrich said it was great meeting the developers from Arcola Towers and suggested the County focuses heavily on the Business Management Area and wants to add wider sidewalks in that corridor to encourage community walking and bike riders.

Commissioner Williams thanked the citizens and the public and the Planning Department staff, stating that they are an asset to the County.

Supervisor Edwards agreed with Commissioner Williams by thanking the staff, new meeting attendees and the developers from Arcola Towers. Mr. Edwards hopes to continue working progressively in the County.

Vice Chairman Kellum thanked everyone for coming and the Planning Department, commending the progress the Commission has made to clarify the rules and regulations.

Chairman Sluder commended the Commissioners ability to work together and the progress it shows making edits to the Ordinances and Business Management Area. Mr. Sluder thanked everyone for coming, the staff for their hard work, Arcola Towers and Ms. Davenport for attending and Mr. Tom Davidson for his public comment.

Chairman Sluder entertained the motion to adjourn.

Agenda Item 14. Adjourn or Recess

Commissioner Williams motioned to adjourn the February 4 , 2025 Planning Commission Regular Meeting. Chairman Sluder seconded the motion.

The meeting adjourned at approximately 7:47pm.

The image shows a large, bold, red stamp that reads "APPROVED - NOT SIGNED". This stamp is placed over the signature lines of two individuals. On the left, the signature line for Matthew Sluder, Chairman, has an 'X' mark above it. On the right, the signature line for Ashley Gault, Planning Secretary, also has an 'X' mark above it. The stamp is centered horizontally across the page, spanning both signature areas.

Matthew Sluder
Chairman

Ashley Gault
Planning Secretary