



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING APRIL 1, 2025**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 1st day of April 2025, beginning at 6:30 p.m. in the King William County Board Room of the Administration Building and livestreamed via Zoom.

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

Supervisor Edwards made the motion to approve Mrs. Joyce Wolfe's electronic participation via Zoom; Commissioner Williams properly seconded the motion. All were in favor, the motion to approve Mrs. Wolfe's electronic participation via Zoom passed unanimously.

Agenda Item 3. Roll Call

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

Also in Attendance:

Stacey Davenport, County Administrator

Joyce Wolfe, Planner I – via. Zoom

Ashley Gault, Planning Secretary

Jack Wilson – Applicant and representative of Three Rivers Land Management

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 April 1, 2025 Planning Commission Regular Meeting Agenda had been overlooked for approval. Commissioner Williams motioned for approval to adopt the April 1, 2025 Planning Commission Regular Meeting Agenda, seconded by Vice Chair, Commissioner Kellum.

All were in favor with none opposed.

Adoption of the April 1, 2025 Planning Commission Regular Meeting Agenda passed.

Agenda Item 7.a. Approval of Minutes

Supervisor Edwards moved for the approval of the adoption of the March 4, 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 March 4, 2025 Planning Commission Regular Meeting Minutes passed.

Agenda Item 8. Public Hearing

8a. Consideration of Z-01-2022 – Three Rivers Land Management

A Public Hearing was advertised appropriately and opened by Chairman Sluder for the Consideration of the rezoning case Z-01-2022 – Three Rivers Land Management

Via Zoom livestream – Planner I, Joyce Wolfe presented a Power Point Presentation outlining the case and site information for Three Rivers Land Management's request to rezone from B-2, General Business district to I, Industrial at 115 Commerce Park Drive, King William, TM# 34-1-4. The parcel is 4.2 acres with two automobile repair/fabrication shops, an industrial fabricating machine shop and a dance studio. Mrs. Wolfe noted the surrounding zones and uses, reviewed the future land use map, subdivision plat and current site plans. Mrs. Wolfe explained the background of the applicants' request starting in 2022 and the current proffers the applicant agreed to include and exclude: petroleum/chemical storage up to 30k gallons, resource extractions, truck/freight terminals, commercial kennels and Crematories.

Jack Wilson, applicant of Three Rivers Land Management, reiterated Mrs. Wolfe's details and urged the Planning Commission to recommend approval to the Board of Supervisors, elaborating on the benefits the rezoning would bring to the King William Commerce Park.

Mr. Wilson responded to Vice Chairman Kellums questions regarding the footprint size of the building, water and sewer inquiries and the possibility of allotting two-story buildings to the complex. Mr. Wilson confirmed any new developments would have to go through the site plan process but with no plans to expand, the drain field compacity would not be affected.

The Commissioners, Mr. Wilson and Mrs. Wolfe discussed the current conditions of the Commerce Park that need critical upgrades and maintenance and concurred that rezoning would help to improve growing interest in the area.

Chairman Sluder opened the Public Comment period for the Public Hearing on the consideration of Z-01-2022 Three Rivers Land Management. With no speakers or public comments, Chairman Sluder closed the Public Hearing for Z-01-2022 Three Rivers Land Management at approximately 6:53pm and entertained the motion to recommend approval to the Board of Supervisors with proffers.

Supervisor Edwards made the motion to approve the recommendation of Z-01-2022 Three Rivers Land Management with proffers, properly seconded by Vice Chair Kellum.

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

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 Z-01-2022 Three Rivers Land Management with Proffers passed by a majority vote.

9. Citizens Comment Period

None.

Agenda Item 10. Unfinished Business:

10a. Farm Housing – Tabled from 03/04/2025 Planning Commission Meeting

Via Zoom livestream – Planner I, Joyce Wolfe outlined with bullet points the history of the Farm Housing amendment, noting the Board of Supervisors’ suggestions to remove acreage requirements and the Planning Commission’s motion to table the vote in March 2025. Mrs. Wolfe reviewed the recommended definition to be added to Article II of the Ordinance defining an Agricultural Operation, the new section 86-151.1 – Agricultural, Farm Housing and other recommendations that could be required before permitting approvals.

The Commissioners discussed several options to write the Ordinance amendment regarding Farm Housing that would properly negate the Board of Supervisors’ suggestions, while detailing enough restrictions to eliminate improper usage. Vice Chairman Kellum advised with the rapid changing of the County and community standards to “expect the unexpected” yet understand no Ordinance will cover every scenario in its entirety. Supervisor Edwards inquired surrounding County’s examples and suggested farm housing be permitted on a case – by – case basis.

Chairman Sluder agreed and entertained the motion to approve the recommendation of the Farm Housing definition and Ordinance section update to the Board of Supervisors for feedback and approval. Supervisor Edwards made the motion, seconded by Commissioner Williams.

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

Mr. Williams	Aye
Mr. Edwards	Aye
Mr. Kellum	Naye

Mr. Sluder

Aye

The motion to recommend approval to the Board of Supervisors on the Farm Housing definition and Ordinance section update (including further feedback from the Board) passed by a majority vote.

Agenda Item 11 New Business:

11a. Discussion of FIRE/EMS during Subdivision and Site Plan Review Process

Via Zoom livestream – For informational purposes, Planner I, Joyce Wolfe explained the reasons to include review requirements from County Fire and EMS officials during the planning process is to provide adequate police and fire protection in the developmental stages and thereafter completion. Summarizing Section 86-429 of the Ordinance that allows the subdividing agent to seek advice from supporting county officials, Mrs. Wolfe recommended coordinating with Chief Brown and Andrew Terry to discuss an efficient review plan process that ensures fire code and emergency service access requirements are met before approval and discussed surrounding county example Ordinances. Stressing the importance of the Ordinance needing adequate street design specifications, Mrs. Wolfe suggested mandating cul-de-sac turnarounds for fire apparatuses and emergency vehicles in subdivisions and access road requirements in developmental areas.

Commissioner Williams strongly agreed that adding extra site plan conditions to avoid emergency delays and neighborhoods without proper safety access in the future would be beneficial to the County. Mrs. Wolfe clarified the right of way accesses and current site plan procedures. Vice Chair Kellum pondered surrounding county ordinance examples, lot sizes, potential ordinance verbiage and road and cul-de-sac length suggestions.

Agenda Item 12 Staff and/or Special Committee Reports:

- The BMA/360 Site Readiness Initiative Rezoning: Eight property owners totaling 42.52 acres with multiple properties having double frontage to Route 360 and Sharon Road submitted applications. Applicant proffers, conceptual plans and the tentative progression timeline will be advertised for the May Planning Commission meeting.
- WaWa – vertical developmental plans starting April 15.
- Awaiting final Bond submission from Dunkin’.
- The Orchards.

Ms. Gault, Planning Secretary, explained that the Planning and Building Departments were learning how to run monthly statistical reports using the new permit software and would send the report via email.

Agenda Item 13 Commission Members Request and Comments

Commissioner Williams thanked the citizens and the public and the Planning Department staff, encouraging more citizens to attend the meetings.

Supervisor Edwards thanked everyone for coming and wished Mrs. Wolfe a quick recovery.

Vice Chairman Kellum thanked everyone for coming and the Planning Department staff and wished Mrs. Wolfe a quick recovery.

Chairman Sluder thanked the staff, the public attendants and fellow Commissioners for their time. Again, noting his appreciation for the efforts made to keep the integrity of the County. Chairman Sluder entertained the motion to adjourn.

Agenda Item 14. Adjourn or Recess

Commissioner Williams motioned to adjourn the April 1st, 2025 Planning Commission Regular Meeting. Supervisor Edwards seconded the motion.

All were in favor with none opposed.

The meeting adjourned at approximately 7:57pm.

X APPROVED - Matthew Sluder Chairman	X NOT SIGNED Ashley Gault Planning Secretary
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