



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING MAY 6, 2025**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 6th day of May 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

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

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 May 6, 2025 Planning Commission Regular Meeting Agenda had been overlooked for approval.

Commissioner Williams motioned for approval to adopt the May 6, 2025 Planning Commission Regular Meeting Agenda, seconded by Vice Chair, Commissioner Kellum.

**Approved Minutes of the King William County Planning Commission
Regular Meeting of May 6, 2025**

All were in favor with none opposed.

Adoption of the May 6, 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 April 1, 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.

The April 1, 2025 Planning Commission Regular Meeting Minutes were adopted.

Agenda Item 8. Public Hearing

8a. Consideration of CUP – 02-2025; Hermasillo ADU

A Public Hearing was advertised appropriately and opened by Chairman Sluder for the Consideration of Conditional Use Permit 02-2025; Hermasillo, ADU.

Planner I, Joyce Wolfe presented a Power Point Presentation outlining the Hermasillo's request to construct a detached accessory dwelling unit and garage in the R-1, Suburban Residential district in excess of 800sq.ft. The property consists of 11.9-acres located at 194 Flag Lane in Aylett (TM# 20-1-21). Mrs. Wolfe reviewed aerial GIS photos, site plans and the application information, noting the request for consideration is for an ailing Mother who needs single-level home care; the 1,628 sq. ft. accessory dwelling unit would be approximately 200' from the closest property line and use an existing driveway on a heavily wooded parcel. Mrs. Wolfe provided a breakdown of the proposed living area, garage size and answered questions from the Commission.

Vice Chairman Kellum clarified the current zoning, private well and septic plans, parcel size and discussed subdivision options and right-of-way requirements with Mrs. Wolfe and the Commissioners. Commissioner Williams asked to hear from the public.

Chairman Sluder opened the Public Comment period for the consideration of CUP 02-2025 – Hermasillo ADU. There were no speakers or public comments, Chairman Sluder closed the Public Comment period at approximately 6:42pm.

Chairman Sluder called for further discussions and Mrs. Wolfe introduced the applicants, Mitchell McClintock and Susan Hermasillo. Chairman Sluder asked the family if they had any further subdivisional plans and if the option to subdivide was of interest. By right, the family division could be an alternative route to the conditional use request. Mr. McClintock provided no plans to further divide.

Commissioner Williams discussed Fire/EMS routes and motioned for recommendation of CUP 02-2025; Hermasillo ADU, with substantial conformance requirements and fire truck accessibility. Commissioner Henrich seconded the motion.

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

**Approved Minutes of the King William County Planning Commission
Regular Meeting of May 6, 2025**

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-02-2025; Hermasillo ADU with staff requirements passed unanimously.

8b. Consideration of CUP – 03-2025; Passion Community Church

A Public Hearing was advertised appropriately and opened by Chairman Sluder for the Consideration of Conditional Use Permit 03-2025- Passion Community Church.

Planner I, Joyce Wolfe presented a Power Point presentation outlining the case and site information for CUP – 03-2025 Passion Community Church; a request to operate a religious assembly in the B-2 district at 7753 Richmond – Tappahannock Highway, TM# 22-10. Mrs. Wolfe reviewed the background information, current zoning, surrounding businesses and the aerial GIS layout of the parcel, noting it is an existing nonconforming lot but the request for expansion triggers code conformance. Mrs. Wolfe described the parking lot site plan in detail.

The Commissioners discussed concerns about parking. Supervisor Edwards clarified the parking lot is gravel, Commissioner Williams expressed apprehension regarding the amount of parking spaces requested. Vice Chair Kellum addressed the reasoning for the conditional use permit, BMA standards and Commissioner Williams asked if the building was big enough for a sprinkler system.

Chairman Sluder requested regular service attendance projections, asking if the parking situation was the only known concern from adjacent property owners. Mrs. Wolfe explained the Church's plans to use a parking lot across the road, shuttle bus volunteers, staff requirements of approval and introduced Pastors Sandra and Chuck Moore for clarification.

The Pastors explained the Church currently holds 2 services with approximately 300 attendees between both services although holiday attendance is much higher, they use the fire department across the road for overflow parking. Commissioner Henrich pronounced his concerns of pedestrians walking to the Church on a busy highway and whether the shuttle bus is adequately maintained.

At Commissioner Williams request to hear from the Public, Chairman Sluder opened the Public Comment period for the consideration of CUP 03-2025 - Passion Community Church. The Public Comments were as follows:

- Andrew Moorehead, B.W. White's Funeral Home: "there is some discretion regarding the oral agreements previously made about the Church using B.W. White's parking lot for overflow parking." Otherwise, there is no issue with the expansion, "religious freedom is freedom." "If the parking situation is rectified, there is no reason not to approve the request."

- Charles Moorehead Senior, adjacent property owner: Stated his “apprehension is in regard to liability insurance.” Mr. Moorehead said he purchased the property, installed a septic system and an expensive drain field and is greatly concerned about the church attendees parking in the drain field or him being liable for accidents occurring on his property. If an adequate parking plan is presented, than “so be it!”

Chairman Sluder closed the Public Comment period at approximately 7:22pm.

The Commissioners discussed the drain field and parking site plans in depth and Mrs. Wolfe reiterated the permit conditions. Chair Sluder invited the applicant to the podium and Vice Chairman Kellum read the conditions aloud. Commissioner Williams asked the applicant if the Church had plans to relocate in the future.

Commissioner Henrich made a motion to recommend approval of CUP 03-2025 – Passion Community Church to the Board of Supervisors with staff conditions. Properly seconded by Commissioner Williams and 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 Conditions are as follows: the applicant must be in substantial conformance, obtain VDH and VDOT approvals, maintain parking lot landscaping and a buffer of at least 25feet in width along Route 360, unobstructed fire lane access and adequate fire access to the rear of the building. Parking is prohibited on grass, with no lapse in use under these conditions for longer than 2 years at which the permit would become voided.

All were in favor, the motion to recommend approval of Conditional Use Permit 03-2025 – Passion Community Church, to the Board of Supervisors passed.

8c. Consideration of the Amendments to the Zoning Ordinance regarding Accessory Dwelling Units

A Public Hearing was advertised appropriately and opened by Chairman Sluder for the Consideration of the Amendments to the Zoning Ordinance regarding Accessory Dwelling Units.

Planner I, Joyce Wolfe presented a Power Point Presentation requesting approval to address the use of a Conditional Use Permit, to exceed the detached square footage limits, remove unnecessary language regarding internal ADU’s and to clarify certain provisions in Section 86-154. Mrs. Wolfe noted the current Sec. 86-154 Ordinance has led to three Conditional Use Permit requests for additional square footage in the last six months in addition to another approved CUP in 2021 after the square footage requirements were first amended.

Accessory Dwelling Units were discussed by the Commissioners and staff. Commissioner Henrich inquired about the difference between a CUP application fee and a Variance application fee, and the Vice Chair reiterated the reasoning for having an ADU Ordinance. Chairman Sluder suggested adding language to clarify family relationships to close loopholes but fulfill the intended use for families in need.

Chairman Sluder opened the Public Comment period for the Consideration of the Amendments to the Zoning Ordinance regarding Accessory Dwelling Units. The Public Comments were as follows:

- Steven Hoy, 2nd district – disagreed with changing the ordinance, implying there is no data to support the language change and proving a hardship is not the standards KWC should set.
- Lisa Mason, 2 and 5 district – Agreed with Mr. Hoy, noting the Ordinance is vague and has concerns for people using ADU's as rental properties.

Chairman Sluder closed the Public Hearing for the Consideration of the Amendments to the Zoning Ordinance regarding Accessory Dwelling Units at approximately 7:53pm.

Further ADU requirements were discussed and the staff's recommendations to shift from the CUP process to a Variance and add family relationship requirements were confirmed. 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 of the Amendments to the Zoning Ordinance regarding Accessory Dwelling Units with staff recommendations to the Board of Supervisors, passed unanimously.

Agenda Item 9. Citizens Comment Period

Steven Hoy, 2nd district – declared his disapproval of passing the ADU amendment, saying the Commissioners always ask for public opinion yet do exactly opposite of what the public wants. Mr. Hoy feels as though his comments “fall on deaf ears.”

Agenda Item 10. Unfinished Business:

- WaWa updated to start vertical operations on May 20, 2025.
- Dunkin' Donuts to start immobilizing next week. (2nd week in May.)

Agenda Item 11. New Business

11a. Hensley Grove Preliminary Subdivision Plat Review – Cluster Subdivision

Planner I, Joyce Wolfe explained the request for a cluster subdivision in the AC district, north on Route 30, TM# 10-41 and 11-14. Mrs. Wolfe reviewed the preliminary plat and site information for 40 proposed residential lots with a 40,000 square foot lot size minimum. Noting the Cluster Division requirements on water management, fire protection and conservation acreage and the discretion of allotted parcel totals due to an inaccurate acreage amount, Mrs. Wolfe recommended deferring action until exact acreage numbers are determined and VDOT comments addressed.

The applicants, developer Todd Chalmers and builder John Schrum, offered cul-de-sac ratios and right of way information Mr. Chalmers claimed the acreage projections were done using a title search per the County. The applicants answered further questions from the Commissioners.

Agenda Item 12 Staff and/or Special Committee Reports:

Planning Secretary, Ashley Gault provided SmartGov and Edmunds permit reports to the Commissioners prior to the meeting.

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.

Vice Chairman Kellum thanked everyone for coming and the Planning Department staff.

Chairman Sluder thanked the staff, the public attendants and fellow Commissioners for their time.

Chairman Sluder entertained the motion to adjourn.

Agenda Item 14. Adjourn or Recess

Commissioner Williams motioned to adjourn the May 6, 2025 Planning Commission Regular Meeting. Supervisor Edwards seconded the motion.

All were in favor with none opposed.

The meeting adjourned at approximately 9:04pm.

APPROVED - NOT SIGNED

	
Matthew Sluder Chairman	Ashley Gault Planning Secretary