



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING JUNE 10, 2025
THIS MEETING WAS RESCHEDULED FROM JUNE 3, 2025**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 10th day of June 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 6:33 p.m.

Agenda Item 2. Electronic Participation Approval

Not needed.

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

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 June 10, 2025 Planning Commission Regular Meeting Agenda had been overlooked for approval.

Commissioner Williams motioned for approval to adopt the June 10, 2025 Planning Commission Regular Meeting Agenda, seconded by Supervisor Edwards.

**Approved Minutes of the King William County Planning Commission
Regular Meeting of June 10, 2025**

All were in favor with none opposed.

Adoption of the June 10, 2025 Planning Commission Regular Meeting Agenda passed.

Agenda Item 7 Approval of Minutes

7a. May 6, 2025

Supervisor Edwards moved for the approval to adopt the May 6, 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 May 6, 2025 Planning Commission Regular Meeting Minutes were adopted.

Agenda Item 8. Public Hearing

8a. Consideration of Z-01-2025; Route 360 BMA SRI

A Public Hearing was advertised appropriately and opened by Chairman Sluder for the Consideration of the Rezoning Case Z-01-2025; Route 360 BMA SRI

Planner I, Joyce Wolfe presented a PowerPoint presentation outlining the site and background information of six parcels along the Business Management Area of Route 360. Using aerial GIS photos, Future Land Use and COMP Plan maps, Mrs. Wolfe reviewed the individual applications in detail. The location, lot size, current zoning and proposed zonings were discussed, the reasoning for rezoning, the advertising timeline and efforts made to notify adjacent property owners. Mrs. Wolfe noted how comprehensive rezoning initiatives help meet economic development objectives by removing the uncertainty associated with the rezoning process, that sites already zoned for business are more attractive to prospective buyers, and if rezoned, the properties could be shared with the Economic Development Authority to establish a comprehensive marketing list in the targeted corridor, in addition to creating jobs and increasing tax revenue. Mrs. Wolfe also listed land use options and possible prospective commercial developments.

Commissioner Williams asked for acreage clarifications regarding one of the proposed parcels, and what the permitting process would entail once the land use is determined. Chair Sluder asked about the conceptual site plan process. Mrs. Wolfe read the adjacent property owner letters detailing the rezoning process, acreage requirements, and that conceptual developmental planning would be on the behalf of the parcel owners.

As not to conflict vested interests, Commissioner Kellum recused himself from the discussion and the consideration vote regarding Rezoning Z-01-2025.

Chairman Sluder opened the Public Comment period for the Consideration of Z-01-2025; Route 360 BMA SRI. With no public Comments or further speakers, Chairman Sluder closed the Public Comment Period at approximately 7:02pm.

The Applicants in attendance, the Commissioners and staff discussed each parcel, particularly TM# 28-43 and Chairman Sluder read a letter of disapproval regarding TM# 28-43 from a County citizen, Mrs. Fridley. Chairman Sluder made several beneficial approving points, and Commissioner Williams argued the opposing components of the consideration for rezoning in the area, using a previously denied rezoning in the northern portion of the County last year as an example.

Conditions and Proffers from the applicants were discussed. Mrs. Wolfe suggested listing acceptable proffers to applicants that would be compatible with surrounding land use.

In order to move the rezoning along, Mr. Kellum decided, on behalf of the property owner, to remove the parcel identified as TM# 28-43, from the rezoning list.

Chairman Sluder entertained the motion to recommend rezoning 5 parcels to B-2, General Business, Z-01-2025; Route 360 BMA SRI to the Board of Supervisors with acceptable proffers. Supervisor Edwards made the motion, properly seconded by Commissioner Williams. Chairman Sluder ordered a roll call vote, and the members were polled:

Mr. Williams	Aye
Mr. Edwards	Aye
Mr. Sluder	Aye

The majority of 3 to 5 votes approved. All were in favor of recommending approval of Z-01-2025; Route 360 BMA SRI to the Board of Supervisors with acceptable proffers.

Agenda Item 9. Citizens Comment Period

Robert Hardwick, EDA – asked about the status on the WaWa development.

Mr. Kevin Kirby, rezoning applicant – inquired projected site work cost if the rezoning is approved.

Chairman Sluder closed the Citizens Comment Period at approximately 7:17pm.

Agenda Item 10. Unfinished Business:

Planner I, Joyce Wolfe updated the Commissioners on particular staff members who completed the VAZO exams and the E&S exam she passed to become the E&S Program Administrator. (Congratulations Mrs. Joyce Wolfe!!!!)

Mrs. Wolfe also briefed the Commissioners on the efforts in progress to update the Zoning Ordinance, noting the Cooper Center seeking approval to work with the County moving forward. Vice Chairman Kellum stressed the importance of having an accurate County Ordinance and the urgency in correcting the contradicting mistakes.

Agenda Item 11. New Business

Commissioner Williams noted the progress Dunkin' Donuts was making.

The County Administrator, Mrs. Davenport, gave an update on plans to raise the new water tower soon. Ms. Davenport stated that once the new tower is vertical, maintenance on the old tower would commence.

Chairman Sluder inquired about the Commerce Park. Mrs. Wolfe announced a hopeful public/private partnership would be the only solution to the situation at the Commerce Park.

Vice Chairman Kellum pondered how much commercial interest the Planning and Zoning Department receives. Ms. Gault clarified, nothing commercial but a numerous amount of Home Occupations. Commissioner Williams agreed that “small businesses are the backbone of this County.”

Agenda Item 12 Staff and/or Special Committee Reports:

Planning Secretary, Ashley Gault presented Chairman Sluder with an Appreciation of Service certificate from the Board of Supervisors and Mrs. Wolfe read the commencement aloud.

Chairman Sluder served on the King William County Planning Commission for four full years, representing the 4th district with great character and distinction. As both Chair and Vice Chairman, his dedication and wisdom on the King William County Planning Commission helped make informed and wise decisions, including an active role in the development of the County’s Zoning Ordinance and Comprehensive Plan Blueprint, 2041.

Chairman Sluder’s exceptional leadership to serve his fellow district citizens and all citizens of King William County was recognized and conveyed to the meeting minutes of the Planning Commission and the Board of Supervisors.

Agenda Item 13 Commission Members Request and Comments

Commissioner Williams thanked the Planning Department staff, and wished Mr. Sluder farewell, noting “we will miss Matt!”

Supervisor Edwards stated it was “nice to see everyone coming out to the meetings,” he is excited for the Kirby’s potential vegetable stand, thanked Ashley and Joyce and announced his appreciation to Chairman Sluder for all of his dedication to the Commission.

Vice Chairman Kellum thanked everyone for coming and the Planning Department staff. Mr. Kellum gave his appreciation to Matt with hopes of “seeing him around.”

Chairman Sluder noted how the Commission has evolved during his term on board and how the Commissioners have come together to make informed decisions. Chairman Sluder discussed how the Commissioners learned to “roll with the motions and appreciated the teamwork;” he is looking forward to seeing more commercial opportunities in the county and thanked all of the familiar faces and citizen’s input.

Chairman Sluder entertained the motion to adjourn.

Agenda Item 14. Adjourn or Recess

Commissioner Williams motioned to adjourn the June 10, 2025 Planning Commission Regular Meeting. Supervisor Edwards seconded the motion.

All were in favor with none opposed.

The meeting adjourned at approximately 7:41pm.

APPROVED - NOT SIGNED

	
_____ Matthew Sluder Chairman	_____ Ashley Gault Planning Secretary