



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF MAY 7, 2024**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 7th day of May 2024, beginning at 6:30 p.m. in the King William County Board Room of the Administration Building and via Zoom.

Agenda Item 1. Call to Order

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

Agenda Item 2. Electronic Participation Approval

Not needed.

Agenda Item 3. Roll Call

The members of the Planning Commission were polled:

Darrell Kellum – Vice Chair	Present
Bonnie Hite	Present
Otto Williams	Present
Ben Edwards	Present
Mathew Sluder - Chairman	Present

Also in Attendance:

Sherry Graham, Director of Planning
Barbara Trimmer, Planning Secretary
Amanda Lewis, County Attorney

Agenda Item 4. Moment of Silence

The Chairman called for a moment of silence.

Agenda Item 5. Pledge of Allegiance

The Chairman led the pledge of allegiance.

Agenda Item 6. Review And Adoption of Meeting Agenda

Commissioner Hite moved for the adoption of the meeting agenda; Commissioner Kellum seconded the motion. The Chairman called for any discussion.

The members were polled:

Bonnie Hite	Aye
Otto Williams	Aye
Ben Edwards	Aye
Darrell Kellum – Vice Chair	Aye
Mathew Sluder – Chairman	Aye

Agenda Item 7.a. Approval of Minutes

Commissioner Hite moved for the approval of the April 2, 2024 meeting minutes. Supervisor Edwards seconded the motion. The Chairman called for any discussion. All were in favor with none opposed.

Agenda Item 7.b. Approval of Minutes

Commissioner Hite moved for the approval of the March 12, 2024 meeting minutes. Supervisor Edwards seconded the motion. The Chairman called for any discussion. All were in favor with none opposed.

Ben Edwards	Aye
Darrell Kellum – Vice Chair	Aye
Bonnie Hite	Aye
Otto Williams	Aye
Mathew Sluder – Chairman	Aye

8. Citizens Comment Period

Chairman Sluder opened the Citizen Comment Period.

Steven Hoy – 2nd District - Spoke on Short-Term Rentals.

There being no additional speakers, Chairman Sluder closed the Citizen Comment period.

Agenda Item 9. Unfinished Business

9.a. Discussion of Short-term Rentals

The short-term rental ordinance was discussed and proposed changes were presented. Copies of emails from the stakeholder's group were also given to the Planning Commission members. Mr.

Hoy had a handout on changes from the stakeholder's group that was also given to the Planning Commission.

Chairman Sluder presented a copy of Goochland's short-term violation ordinance that he would like to use in our current ordinance.

The Planning Commission requested that the definition of *Residential Dwelling Unit* be changed to add single family detached.

This will be carried over until the June 4th meeting.

9.b. Re-zoning of Parcels on 360

The rezoning of parcels on 360 to business was discussed.

The County Attorney, Amanda Lewis, discussed taxes and fees. However, additional clarification is still needed.

The County will proceed with sending letters to property owners with a deadline to notify the Planning Department so that we will have a list of who would like to have their property rezoned.

Agenda Item 10. New Business

10.a. Modifications to the Transportation Corridor Overlay District

The Planning Commission reviewed the TCO ordinance and recommended that the name/title be changed from TCO - Transportation Corridor Overlay district to BMA - Business Management Area.

Other changes were made to the landscaping portion which included exemptions, access requirements to say that the site shall meet the VDOT requirement standards, Roof to include a minimum of a 2/12 pitch, and under underground utilities to include that utilities shall be placed underground if possible.

Exemptions or modifications from the landscaping requirement provisions were also added.

The revisions shall also include verbiage to clarify that parcels which have frontage on 360 and another street but the structure and entrance will front the other street, a buffer shall be provided on the 360 side.

Commissioner Kellum made a motion, seconded by Supervisor Edwards, to hold a public hearing on the amendments at the Planning Commission's June 4th meeting. The members were polled:

Darrell Kellum – Vice Chair	Aye
Bonnie Hite	Aye

Otto Williams	Aye
Ben Edwards	Aye
Mathew Sluder – Chairman	Aye

10.b. Re-Zoning of Parcels in the Commerce Park

The Planning Commission discussed the rezoning of parcels in the Commerce Park to Industrial. Definitions for Light, Medium, and Heavy Industrial and the Use Matrix with proposed changes will be reviewed at the next meeting. Commissioner Kellum suggested that the Hanover Ordinance be reviewed and when making amendments to the Use Matrix, any property zoned I-1, would allow I-2 and I-3 uses which would be the least restrictive.

10.c. Amendments to the PUD Ordinance

The Planning Commission discussed amendments to the PUD Ordinance which will change wording under the requirement for PUD's to be served by public water and sewer and under General Standards of Development, the required gross floor area for residential detached, attached, and multi-family units was added.

Guarantee of completion and Discontinuation of a project sections were added.

A section allowing no more than a percentage of residential permits be issued until a percentage of commercial structures have been completed.

Commissioner Kellum made a motion, seconded by Commissioner Hite, to hold a public hearing on the amendments at the Planning Commission's June 4th meeting. The members were polled:

Bonnie Hite	Aye
Otto Williams	Aye
Ben Edwards	Aye
Darrell Kellum – Vice Chair	Aye
Mathew Sluder – Chairman	Aye

10.d. Discussion of a Technology Ordinance

Proposed amendments to the Solar Facilities Ordinance were discussed which included battery storage, Utility Scale Facilities being no greater than 1,000 acres, not permitting no more than two and one-half percent of the land in a five-mile radius, and no more than three percent of the County's land be permitted in solar facilities.

Telecommunication Towers were also discussed and if increasing the allowable height would help with service. The current ordinance permits, with a CUP approval, a maximum tower height (including appurtenances) of 199'; however, the Board of Supervisors may approve a greater height based upon a demonstration of a significant gap in coverage, including a gap affecting wireless users in buildings and cars.

Adding a section on Data Centers to the ordinance was also discussed.

11. Director's Report

Sherry Graham, Director of Planning, informed the Planning Commission that three public hearings that were continued are scheduled for the June 4th meeting: Kisner Sand and Gravel, Charles Snead, and Central Apartments. We also have a new CUP application for a campground, the applicant is Michael Lemcke.

Public Hearings will also be scheduled for the Amendments to the TCO, PUD, and Boathouse Ordinances.

12. Commission Members Requests and Comments

Commissioner Hite thanked everyone for attending; gone through quite a bit and moving forward to Public Hearing in June.

Commissioner Williams thanked everyone for coming and looking forward to bringing more businesses to the County.

Supervisor Edwards thanked everyone for coming and Mrs. Graham and staff.

Commissioner Kellum thanked everyone for coming and said he would not be able to attend the June meeting.

Chairman Sluder said moving forward with the ordinances and thanked everyone for the time and effort.

13. Staff and/or Special Committee Reports

Reports will be emailed to the Planning Commission members.

14. Adjournment

Commissioner Williams made a motion, seconded by Commissioner Kellum, to adjourn the meeting. All were in favor with none opposed.

The meeting was adjourned at 9:12 p.m.

Mathew Sluder, Chairman

Barbara Trimmer, Commission Secretary