KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF JULY 2, 2024

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 2nd day of July 2024, beginning at 6:30 p.m. in the King William County Board Room of the Administration Building.

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
Greg Henrich	Present
Otto Williams	Present
Ben Edwards	Present
Mathew Sluder - Chairman	Present

Also in Attendance:
Sherry Graham, Senior Planner
Barbara Trimmer, Clerk
Ashley Gault, Planning Secretary
Steve Hudgins, Deputy County Administrator serving as Director of Community Development

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 Williams made the motion to approve the agenda; Vice President Kellum seconded the motion. The Chairman called for any discussion.

The members were polled:

Greg Henrich	Aye
Otto Williams	Aye
Ben Edwards	Aye
Darrell Kellum – Vice Chair	Aye
Mathew Sluder – Chairman	Aye

All were in favor with none opposed.

Agenda Item 7.a. Approval of Minutes

Commissioner Williams moved for the approval of the June 4, 2024, meeting minutes pending a name correction. Supervisor Edwards seconded the motion. The Chairman called for any discussion. The members were polled:

Ottow Williams	Aye
Ben Edwards	Aye
Darrell Kellum	Aye
Greg Henrich	Aye
Mathew Sluder – Chairman	Aye

All were in favor with none opposed.

Agenda Item 8a. Election or Appointment of Planning Commission Secretary

Chairman Sluder thanked Mrs. Barbara Trimmer for all her assistance as former secretary.

Supervisor Edwards asked if Ms. Ashley Gault would be interested.

Upon concurrence, Supervisor Williams made the motion to appoint Ashley Gault as the Planning Commission Secretary, Vice President Kellum seconded the motion. A roll call vote was not needed.

All were in favor with none opposed. The motion was passed unanimously.

Agenda Item 9. Citizens Comment Period

Chairman Sluder opened the citizens comment period at approximately 6.35pm; With no speakers, Chairman Sluder closed the Citizen Comment period.

Agenda Item 10a. Public Hearing – Amendments to the Solar Facility Ordinance

Senior Planner, Sherry Graham reviewed with a PowerPoint presentation the public hearing amendments and the new and existing amendments to the ordinance, reminding the Commissioners that conditions can always be added or modified as needed with the growth of county facilities.

Mrs. Graham presented the public hearing amendments to the policy outline which summarizes the ordinance on small and medium scale comparisons; the proposed utility scale solar usage being conditional exceeding 5 megawatts, maximum area and percentage of acreage coverage decreasing, the minimum setbacks decreasing from 400ft to 150ft from property lines with dwellings and 150ft from secondary roads and fencing to a minimum of 8ft. Surety Bond-Fencing and landscaping were reviewed, as well as, wildlife consideration, lighting criteria, signage if necessary, noise ordinance, decommissioning requirements and construction hours. Omission of educational outreach programs and emergency personal training are proposed, and land disturbance percentages changed.

Supervisor Edwards and Commissioner Williams both brought up concerns of fire safety training being omitted from the new ordinance. Supervisor Edwards warrants specifically fire departments not having the training or tools to manage an emergency.

Mrs. Graham assured the commissioners the specifics can be modified and added, and emergency personnel training will be added back into the new ordinance. Future land use maps and projections were reviewed and discussed.

Vice President Kellum addressed practical questions regarding past TCO's and the Business Management Area along route 360 and route 30. Mr. Kellum brought up concerns of the maximum acreage in the county already being occupied and what 3% of usage is left. Chairman Sluder and Vice President Kellum inquired if the county should be operating a few large facilities or numerous small facilities be a viable option. Noting that Hollyfield and Sweet Sue are ideal because they are concealed.

Commissioner Henrich inquired about the fencing area. Commissioner Williams also noted the 8-foot requirement should be at minimum.

Taxes and the 360-corridor facility usage were discussed. Mr. Kellum brought attention to the little commercial property currently available not to be "eaten up" by solar facilities.

In conclusion, Mrs. Graham concurred with Chairman Sluder and the Commissions board the requirements to the Solar Facility Ordinance shall include emergency training, 8-foot minimum fencing and no facilities along the 360 corridors. Calculations of acreage usage will be provided and projected remaining BMA usage.

The public comment period of the public hearing was opened by Chairman Sluder.

No comments or discussions.

The public comment period was closed.

Agenda Item 10b. Adoption of the Solar Facility Policy Manual

Supervisor Edwards made a motion to approve the Solar Facility Policy and move the amendments on to the B.O.S. The Chairman clarified its adoption is pending the addition of fire safety training requirements, 8-foot minimum fencing and no facilities along the 360 corridors. Supervisor Edwards agreed.

Commissioner Williams seconded the motion. A roll call vote was ordered, all were in favor with none opposed. The motion passed unanimously.

Agenda Item 11a. Review of the Future Land Use Maps

Senior Planner, Sherry Graham reviewed Future Land Use Maps for the comprehensive planning of King William County.

Chairman Sluder recognized that no changes are being made to the policy, only to the maps.

Vice President Kellum inquired changes to the P.U.D.

A brief examination of how many residential units are approved was discussed by Mrs. Graham and the Commissioners; of that number, how many are using county water and sewage and what amount is remaining.

Concerns of VDH using current sewage capacity projections for proposed developments that are not being completed was mentioned by Mr. Kellum as he suggests putting a time frame on construction sites not using their resources. The Director of Community Development offered that plant capacity is 100K gallons per day and the HRSD growth projection is 150K gallons per day while new plans are made to handle commercial properties.

A discussion on commercial properties using a mass drain field, PUDs, compacity requirements and sewer and water conditions was held by the Commissioners and the Director of Community Development. Zoning changes and entrances for commercial properties from 360 and West River Road were also discussed and how to best utilize the routes and areas.

Senior Planner Graham adding that smaller divisions are still being authorized.

Commissioner Williams bringing up concerns for future county water and sewage demands being charged for; Chairman Sluder finalizing that conditions will be added case by case.

Areas for change were also conferred and a rezoning mentioned through the highlighted areas on the diagramed maps. Chairman Sluder recommending the agreed upon current parcels be changed as well as the parcels that front 360 and front Mill Road should be changed to commercial, leaving the remainder on West River Road as RR.

Agenda Item 11b. Review of the Comprehensive Plan

The business district on the 360 corridor was briefly discussed.

Agenda Item 12 New Business

None

Agenda Item 13a. Directors Report – Existing and Upcoming Projects

Ending with plans for the August 6, 2024, meeting Ms. Graham mentioned 7772 Richmond-Tappahannock Highway a public hearing to rezone the property from R-1 to B-2, and the new intended use is going to be an office.

Wawa plans were followed upon, and the clearing of land was questioned. Mrs. Graham stated that the clearing was done early due to the endangered long eared brown bats.

Starbucks.

Speed Limit Changes.

Solar Facility Inquiries.

Agenda Item 14a. Edmunds Reports

The reports will be emailed to the Commission members

Agenda Item 14b. Violations Logs

The reports will be emailed to the Commission members

Agenda Item 15 Commission Members Request and Comments

Chairman Sluder welcomed Commissioner Greg Henrich to the Planning Commission.

Mr. Henrich introduced himself briefly and thanked the current members for having him.

Commissioner Williams thanked everyone for coming, welcoming Mr. Henrich as well and wished everyone a safe and happy 4th of July.

Supervisor Edwards thanked everyone for coming, thanked the planning commission staff and applauded Ms. Gault for stepping in as secretary. Wished everyone a great weekend.

Vice President Kellum also welcomed Ms. Gault and Mr. Henrich to the Planning Commission, thanking everyone for coming, mentioning the Wagners specifically. Mr. Kellum wished everyone a wonderful weekend and safe 4th of July.

Chairman Sluder thanked everyone for coming. Giving appreciation to Mrs. Trimmer for all her work to the Planning Commission and welcoming Ms. Gault as secretary. Mr. Sluder awarded appreciation for the packet being done well and the attention to detail in the minutes. He concluded with everyone having a safe and happy 4th of July as well.

Agenda Item 16 Adjourn or Recess

Chairman Sluder entertained the motion to adjourn.

Commissioner Williams made the motion to adjourn. Supervisor Edwards seconded the motion. A roll call vote was ordered, the members were polled:

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

The meeting was adjourned at 7:43pm.

APPROVED NOT SIGNED

X

MATTHEW SLUDER
CHAIRMAN

X

ASHLEY GAULT
PLANNING COMMISSION SECRETARY

8/6/2024