



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF AUGUST 6, 2024**

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

Ashley Gault, Planning Secretary

Steve Hudgins, Deputy County Administrator serving as Director of Community Development

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.

Sherry Graham gave a PowerPoint presentation with the details for the proposed usage of an office building for the Upper Mattaponi Indian Tribe. Stating that the comprehensive plan is currently sighting the area as commercial, and that the staff supports the re-zoning of the 1-acre lot. Plats, aerial GIS photos and landscape pictures were presented showing the current view and providing indication of future land use in the area and adjacent property owner letters were reviewed.

Commissioner Williams asked prior subdivision questions which were answered by Mrs. Graham that years ago the land had been divided once and the Business Management Area was inquired about. Speed limit changes etc. were mentioned, determining VDOT would have final approval regarding any highway requirements.

The applicant and owner of the property, Mr. Darrell Kellum of 10284 West River Road, Aylett, gave a description of the property and reasons for the rezoning application. Mr. Kellum confirmed that the Upper Mattaponi Indian Tribe was working with VDOT, and the intersection would be considered a low volume lot, stating if that were to change a new application would be needed. Mr. Kellum stated the current residential use of the property is no longer manageable as the economic growth in the surrounding area has overcome its ability to peacefully reside, noting several public offices and a fire station in proximity. Mr. Kellum declared the property is a prime contender for commercial property and UMIT owns several surrounding locations, there is only 1 more lot available in that BMA, and the other 2 are currently office buildings. The bigger plan for rezoning was reviewed and Mr. Kellum announced he currently holds a contract on land down the road with hopes of one day building a sports facility to round out that commercial corridor.

Supervisor Edwards asked what the Upper Mattaponi Indian Tribe plans are for the parcel on the subject property. Mr. Kellum, answering the Tribe has outgrown their current space and needs a larger facility to operate their real estate and staff, explaining their future proposal for a 2,500sq. ft. medical facility in the area.

Chairman Sluder inquired the age of the subject property, Mr. Kellum confirming it is 6-7 years old.

Chairman Sluder then opened the hearing for the Re-Zoning of 01-2024, Darrell Kellum. With no speakers, Chairman Sluder closed the comment period.

Supervisor Edwards made the motion to approve the Re-Zoning of 10-2024, Darrell Kellum from R-1 (Suburban- Residential) to B -2 (General Business), Commissioner Henrich seconded the motion. Chairman Sluder clarified the rezoning would be approved with VDOT requirements met by the applicant.

A roll call vote was ordered, and the members were polled:

Otto Williams	Aye
Ben Edwards	Aye
Greg Henrich	Aye
Mathew Sluder	Aye

All were in favor with none opposed.

Agenda Item 10. Unfinished Business

Commissioner Williams asked for status updates on WaWa. Senior Planner, Mrs. Graham confirming WaWa has permits and has done some stump grinding in the area.

Starbucks

Dunkin' Donuts. 2nd submittal has gone to Bowmans.

Vice Chairman Kellum asked about the Re-Zoning of Parcels on route 360 to which Mrs. Graham confirmed was on the agenda for the September Planning Commission meeting.

Mr. Kellum also inquired about the water line project with Deputy County Administrator, Steve Hudgins. Brief discussions were held by the Commissioners, Senior Planner Graham and Mr. Hudgins offering that the water line will loop around in certain areas. Chairman Sluder asking for the completion percentage of the water line project. Mr. Hudgins declares the pipe will be done soon and the water tower is projected to be finished in 2025.

Agenda Item 11.

11a. Discussion of the Agritourism Ordinance

Senior Planner, Sherry Graham gave a PowerPoint presentation outlining Agritourism and discussed the growth of economic and public interest, noting that more people are looking into unique places to stay, and farms have landed the top of lodging lists. Mrs. Graham gave examples of Agritourism events and the positive revenue impact on the community.

Discussions of Agritourism details were held by the Planning Commission board members and Planning staff touching on topics such as events, time frames, sewage, parking and taxes. Vice Chairman offering Hanover Vegetable Farm and Wind Vineyard as practical examples and requests clear boundaries as to what is considered "land in use" and acceptable lodging requirements.

Commissioner Henrich also providing current estimated amounts of Agritourism has significantly increased in the last 3 years and is projected to be 141 billion by 2030. Adding that the Governor is pushing Agritourism in rural economies and suggests writing the ordinance in a way that would encourage the community, with sharp details as to what is approved, suggesting Title 1 and Title 2 categories for permits.

Upon agreement of the Commission board and staff, a detailed Agritourism Ordinance was decided; being sure to outline every possible aspect of every possible event before moving forward. Mrs. Graham confirming a Farm Tax ID must be required with VDOT approval and Supervisor Edwards adding to take extreme caution when wording a final draft. Permits and licenses would be required.

Agenda Item 15. Adjourn or Recess

Chairman Sluder entertained the motion to adjourn.

Vice Chairman Kellum 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.

X 

MATTHEW SLUDER
CHAIRMAN

X 

ASHLEY GAULT
PLANNING COMMISSION SECRETARY

8/6/2024