



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF SEPTEMBER 3, 2024**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 3rd day of September 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 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	Absent
Otto Williams	Present
Ben Edwards	Present
Mathew Sluder - Chairman	Present

Also in Attendance:

Sherry Graham, Senior Planner

Joyce Wolfe, Planner I

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.

Agenda Item 6. Review And Adoption of Meeting Agenda

Chairman Sluder asked if the agenda had been overlooked for approval. With no changes, Chairman Sluder moved for the motion of approval. Vice Chairman Kellum seconded the motion. The members were polled.

Otto Williams	Aye
Ben Edwards	Aye
Darrell Kellum	Aye
Mathew Sluder	Aye

All were in favor with none opposed.

Approval for adoption of the September 3, 2024, Planning Commission Regular Meeting Agenda passed.

Agenda Item 7.a. Approval of Minutes

Supervisor Edwards moved for the approval of the August 6, 2024, meeting minutes. Commissioner Williams seconded the motion. The Chairman called for any discussion. With no additional edits, the members were polled.

Ottow Williams	Aye
Ben Edwards	Aye
Darrell Kellum	Aye
Mathew Sluder	Aye

All were in favor with none opposed.

August 6, 2024, meeting minutes approval passed.

Agenda Item 8. Citizens Comment Period

Chairman Sluder opened the Citizens Comment Period at approximately 6:34pm. With no citizen comments, the Citizens Comment Period was closed.

9. Public Hearing

None

Agenda Item 10. Unfinished Business: Discussion of the Amendments to the Agritourism Ordinance -

Senior Planner, Sherry Graham reviewed the changes to the proposal regarding land use and land value, transient taxes, business and meal taxes, scheduling requirements and non-farming activities. Insurance, construction cost and what is taxable; clarifying that products and produce not grown on the farm will be deemed taxable. Acreage requirements and permitted events were evaluated.

Supervisor Edwards and Commissioner Williams conversed about tourism in general and Mr. Edwards reiterated the importance of figuring out how to outline the ordinance to cover all categories properly, not to get convoluted.

Vice Chairman Kellum opened his discussions for the amendments to the Agritourism Ordinance with well researched information explaining that Agritourism is designed to give landowners another income source while promoting tax revenue to the county and analyzed the amount of loopholes needing to be plugged. Mr. Kellum used Fairfax County's Agritourism Ordinance as an example, claiming it is currently the only county ordinance in the state of Virginia outlining agritourism on a very large scale. Mr. Kellum clearly distinguished wanting to be fair in promoting agritourism while ensuring it is beneficial to the county, not just the landowners, adding that this could possibly be the biggest attraction in King William's future and adopting an ordinance needs to be carefully considered. Mr. Kellum also discussed several grant options for Agritourism, supporting the advantages of availability.

Chairman Sluder determined that the county is in the perfect position to capture agritourism, noting its location and proximity to the metropolitan area and the northern neck, and suggested categorizing from a traffic standpoint and separating lodging into types.

The Commissioners inquired about current Agritourism applications to which Mrs. Graham offered having three current permits for small producers. Chairman Sluder asking about the Agritourism status of current wedding venues in the county, Senior Planner Graham confirming they do not meet the considered criteria for Agritourism.

Conversations between the Commission Board, Senior Planner Graham and the Director of Community Development, Mr. Hudgins, alluded to the upcoming EDA's request for a joint work session and Mr. Kellum recommending moving discussions to the October meeting after more research can be accumulated; Commissioner Williams agreeing the ordinance needs more input.

Agenda Item 11 New Business:

11a. Discussion of the Technology Ordinance and Amendments to the Use Matrix -

Senior Planner, Sherry Graham explained the Technology Ordinance draft and amendments to the use matrix to include potential development of data and technology centers adding energy storage facilities and renewable energy generational facilities with a CUP in the AC and Industrial areas. Communication towers, data centers, setback requirements, site development

standards, minimum acreage, circulation safety and emergency access, lighting necessities and secure fencing were discussed as well as; application, VDOT and B.O.S. approval requirements.

Vice Chairman Kellum inquired about cell towers and popular communicating points in the region regarding data centers being on the existent proposal of three hundred acres; Mrs. Graham proclaiming that any technology center would be required to be on 300 acres with proper circulation safety and EMS accessibility. Mr. Kellum raised apprehension about properties meeting all site requirements except acreage minimums being excluded and the lack of revenue that may cause. Mr. Hudgins gave hypothetical examples of developers wanting to put a data center on 150 acres and what else would be the determining factors for inclusion and/or exclusion.

Maximum height restrictions of 45 feet were validated, as well as the consideration of neighboring property and historical site impacts, electrical lines, fencing styles and screening of mechanical equipment. Adding a 250-foot setback from any single-family dwelling.

Visual and economical aspects, entrances, right of ways and setback points of any technology facility needing a CUP were addressed by the Commissioners, Supervisor Edwards, Senior Planner Graham and Director of Community Development Mr. Hudgins, deciding the proposed 75-foot frontage increasing to 150 feet with proper density, vegetational 50-foot buffers, privacy fencing, landscaping and berms surrounding site facilities on a case-by-case request.

At approximately 7:28pm, pending verbiage changes, Chairman Sluder moved the discussion of a Technology Ordinance and Amendments to the Use Matrix to the October Planning Commissions Public Hearing.

11b. Amendments to the Accessory Dwelling Ordinance --

Senior Planner, Sherry Graham opened the discussion of the Amendments to the Accessory Dwelling Ordinance with the state requirements mandated for the first of the year; Ordinances will either allow or limit in our locality the number of accessory dwellings on a lot, rental period times, designated parking in an ADU, acreage amounts and by right permits in the AC district. Sizing of accessory dwellings and compliance with; building codes, water, sewer and septic, stormwater requirements and any historical and architectural districts and water protection areas.

Current and new ADU's were contemplated, the mandated changes and local changes assessed. Vice Chairman Kellum clarifying that every parcel in the AC district will be permitted 2 accessory dwellings on the property with the new mandate, Chairman Sluder confirming that is providing a primary residence is already established and occupied. Setback requirements, square footage, sizing, basements, attics and livable areas were elaborately examined; deciding by Mrs. Graham any finished living area should be calculated. Supervisor Edwards and Mr. Kellum concurring.

Vice Chairman Kellum and Commissioner Williams gave further explanations for why the accessory dwelling ordinance is being modified and the mandated adjustments from the state.

Finalizing with Senior Planner Graham recommending more research be conducted and a plan to bring the Amendments to the Accessory Dwelling Ordinance to Public Hearing in November.

11c. Joint Meeting Request with EDA -

A joint Planning Commission meeting was requested by the EDA to discuss existing and upcoming community developments at the end of October. Plans to discuss the Use Matrix and Agritourism Ordinance were made.

A tentative November date is pending.

Agenda Item 12 Directors Report -

12a. Existing and Upcoming Projects

Current Site Plan submissions were discussed --

- Dunkin' Donuts -- under 2nd review
- Southern States -- review complete, pending permit pick up
- The Orchards I and II -- both pending approval
- Kennington 3C -- pending resubmittals
- Pinecrest Subdivision -- pending signatures
- McCauley Park Carriage Homes -- pending signatures
- Dental Office -- site plan under review

Proposed businesses were discussed -- no submissions

- YMCA
- Proposal of a medical complex located at 8014 Richmond -- Tappahannock Highway
- Greek Café -- renovations to the current building at 8279 Richmond -- Tappahannock Highway.
- Dollar Tree
- Pharmacy -- to be located behind the car wash (8,000 sq.ft.)
- Dollar General -- corner of Dabney's Mill Road and route 30 (pending rezoning)
- Office Building -- 7772 Richmond -- Tappahannock Highway (pending rezoning)

Agenda Item 13a. Edmunds Reports

Senior Planner Sherry Graham reviewed property maintenance reports.

Agenda Item 13b. Violation Logs

Senior Planner, Sherry Graham presented a spreadsheet report with planning and zoning totals for the 2024 calendar year.

Agenda Item 14. Commission Member Request and Comments

Taking time to recognize the staff, Commissioner Williams thanked everyone for being at the meeting and hopes to see more participation from the community moving forward.

Supervisor Edwards concurred. Mr. Edwards thanked everyone for coming, the Planning Commission staff, for all their work and welcomed Planner I, Joyce Wolfe, to the County.

Vice Chairman Kellum thanked the staff and made note to the expedited turnaround times for specific planning procedures lately, appreciating the new staff members and the hard work by the Planning Department as a whole. Mr. Kellum added that he is very proud to be a part of the King William Planning Commission Board due to the great discussions and overall planning and development of the community. Compelled to comment, Commissioner Williams agreed on the number of serious discussions and major contrasts between the members but also very proud of the compromises achieved. Reiterating that the differences of opinions are what make this board significant, and Mr. Kellum recognizing the example King William sets for surrounding counties ordinances and problem-solving capabilities.

Chairman Sluder made reference to allowing great communication between the board members and amount of planning completed lately. He agreed with Mr. Kellum and notes that open communication keeps topics from being overlooked, paying affirmation to the ordinances being a living document that is supposed to be addressed and changed to fit the need of the growing community, also identifying issues and figuring out common grounds to adjust and forward to the B.O.S.

Chairman Sluder thanked the staff, the attendees and his fellow board members ending with being proud that "when the people speak, we listen!"

Agenda Item 15. Ajourn or Recess

Chairman Sluder entertained the motion to adjourn.

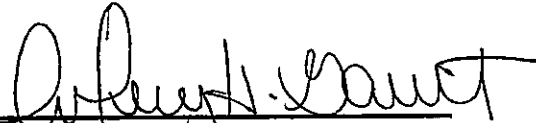
Commissioner Williams made the motion to adjourn, Supervisor Edwards seconded the motion. A roll call vote was ordered, the members were polled:

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

The meeting was adjourned at 8:03pm.

X 

MATTHEW SLUDER
CHAIRMAN

X 

ASHLEY GAULT
PLANNING COMMISSION SECRETARY

8/6/2024

