



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING DECEMBER 2, 2025**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 2ND day of December 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 Kellum 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	Present
Greg Henrich	Present
Otto Williams	Present
Ben Edwards	Present
Mark Townsend	Present

Also in Attendance:

Clarence Monday, Interim County Administrator
Benny Zhang, Interim County Attorney
Joyce Wolfe, Planner I, CZA
Ashley Gault, Planning Secretary

Agenda Item 4. Moment of Silence

Chairman Kellum called for a moment of silence.

Agenda Item 5. Pledge of Allegiance

Chairman Kellum led the pledge of allegiance.

Agenda Item 6. Review And Adoption of Meeting Agenda

Chairman Kellum asked if the December 2, 2025, Planning Commission Regular Meeting Agenda had been overlooked for approval.

The Vice Chair motioned for approval to adopt December 2, 2025, Planning Commission Regular Meeting Agenda, seconded by Commissioner Williams.

All were in favor; none opposed.

December 2, 2025, Planning Commission Regular Meeting Agenda was adopted.

**Approved Minutes of King William County Planning Commission
Regular Meeting, December 2, 2025**

Agenda Item 7 Approval of Minutes

7a. November 5, 2025, Planning Commission Regular Meeting Minutes

Commissioner Townsend motioned to approve the adoption of November 5, 2025, Planning Commission Regular Meeting Minutes as proposed. Supervisor Edwards properly seconded the motion. A roll call vote was ordered, and the members were polled.

All were in favor.

The November 5, 2025 Planning Commission Regular Meeting Minutes were adopted as proposed.

Agenda Item 8. Public Hearing

8a. Consideration of CUP 07-2025 – DG KW Solar, LLC

A Public Hearing was advertised appropriately and opened for discussion by Chairman Kellum for the consideration of Conditional Use Permit 07-2025 – DG King William Solar, LLC.

Zoning Administrator, Joyce Wolfe presented a PowerPoint presentation outlining the case and site information regarding the request for a conditional use permit for a small-scale solar facility in the A-C (Agricultural Conservation) district, located in the Sweet Hall magisterial district at 31903 King William Road and identified as Tax Map# 56-16. The 4.675 MW AC shared solar photovoltaic facility, 7' security fence, stormwater management pond and permanent access road would be on 23.6 of the 94-acre parcel. Mrs. Wolfe reviewed the Code of Virginia's definition of a shared solar facility, the Virginia Clean Energy Act that passed in 2020, background information, aerial parcel maps, future land use maps and the conceptual site plan of the facility including the landscaping and decommissioning plans.

Mrs. Wolfe introduced the applicant, Joshua White from Madison Energy Infrastructure and Jared Patella, applicant representative. Mr. White reiterated to the Commission the project overview, the proposed use, proposed footprint and interconnection arrangements with Dominion Energy; introduced the project team from LaBella Associates and ERM and indicated how the Comprehensive Plan Blueprint 2041 supports the County's commitment to meet its goal of a planned, responsible infrastructure. The applicant and his representative discussed with the Commissioners the life expectancy of the proposed solar facility, decommissioning plans, deliverable energy to the grid; construction plans and projected 1–5-year visual renderings post 2027 construction timeline.

The Commissioners and staff discussed with the applicant the site and landscaping plans, the idea for pollinator friendly ground coverage, conservation easements and 11 remaining acres that could be used for farming. Recyclable materials, berms, road projections, and bond amounts were considered.

Chair Kellum opened the Public Hearing for CUP-07-2025 DG King William Solar, LLC

Charles Piersa – 2nd district, adjacent landowner, spoke in opposition of the solar facility with concerns of it consuming prime agricultural land, decommissioning, application discrepancies and the size.

Owen Johnson – 2nd district, local farmer, spoke in opposition of the solar facility with concerns of the application inconsistencies, consuming prime farmland, hazardous waste, economical hazards, and increasing traffic on Route 30.

Willie Upshaw – 2nd district, proximity landowner and farmer, spoke in opposition of the solar facility sharing concerns relating to the need for another solar farm, already rising rates, decreasing property values, increasing traffic on Route 30, compliance and prime agricultural land being depleted.

Mildred Locke, 2nd district, adjacent landowner, raised questions regarding the proposed facility and the location of berms, the material the berms will be made of, insufficient buffers and how it will affect her farm.

David Berberich, 2nd district, proximity landowner, raised concerns relating to the negative effects on wildlife and migrating birds in the area, rising temperatures and the surrounding rivers a solar facility could negatively impact.

Charles Snead, 2nd district, supported the proposal as it supports clean, renewable energy.

Judy Dunn, 2nd district, adjacent homeowner, objected to the proposal with concerns on how it will impact the future generation.

Bonnie Hite, 2nd district, proximity landowner, sent an email with several concerns prior to the meeting that was provided to the Commissioners and considered at the meeting relating to stormwater management, added construction traffic on Route 30, negative glare possibilities, sound and telecom interference.

With no further public comment or speakers, Chairman Kellum closed the Public Hearing for CUP – 07-2025, DG KW Solar, LLC at approximately 7:54pm.

The Commission discussed the proposal and public feedback. The Vice Chairman made a motion to deny recommendation of CUP-07-2025, DG KW Solar LLC, to the Board of Supervisors, properly seconded by Supervisor Edwards. Chairman Kellum ordered a roll call vote and the members were polled:

Mr. Henrich	AYE
Mr. Williams	AYE
Mr. Edwards	AYE
Mr. Townsend	AYE
Mr. Kellum	AYE

All were in favor. The motion to deny the recommendation of CUP-07-2025, DG KW Solar, LLC to the Board of Supervisors passed.

Agenda Item 9. Citizens Comment Period

Chairman Kellum opened the Citizens Comment Period.

Lisa Mason, 2nd and 5th districts – asked the Planning Commission to consider Ordinance enforcement when making amendments.

With no further Citizen Comments, Chair Kellum closed the Comment Period at approximately 8:03pm.

Agenda Item 10. Unfinished Business

10a. Discussion of each Commissioners Ordinance Topics for the Ordinance Workshop

Chairman Kellum asked each Commissioners Ordinance research findings.

Commissioner Townsend reviewed Home Occupations. Commissioner Townsend researched surrounding counties Home Occupation Ordinances and found they face the same conflicts with vehicle traffic, nonresident employees, noise and nuisances and signage. To conclude, Mr. Townsend suggested there is

no need for an expansion or alteration of the Use Matrix and to continue using Conditional Use Permits as necessary to approve Home Occupations on a case-by-case basis.

Vice Chairman Henrich reviewed the Accessory Dwelling Unit Ordinance. Mr. Henrich reviewed surrounding counties Ordinances, concluding that King William allows for bigger ADU's than most other counties. Commissioner Henrich suggested adding an approval restriction to the Conditional Use Permit that the ADU must be on a dividable lot so if the use is changed after the approved intended use is depleted, that lot can then be taxed separately should it be rented out or sold.

Commissioner Williams reviewed the Cluster Subdivision Ordinance. The Commissioners discussed the Cluster Subdivision as a whole.

Supervisor Edwards reviewed the Sign Ordinance. Mr. Edwards concluded that the current Ordinance needs amending relating to brightness, size and type.

Chairman Kellum reviewed the Subdivision Ordinance. Mr. Kellum concluded that adding a road maintenance agreement to minor divisions would eliminate further attention.

The Commissioners and staff discussed the Road Maintenance Agreement. Interim County Attorney, Benny Zhang proposed using the example road maintenance agreement Chair Kellum provided as a basis, adding minimum road width standards, and making it relevant to King William County.

Agenda Item 11. New Business – AMENDED

11a. Consideration of adopting the 2026 Planning Commission Regular Meeting Schedule

Chairman Kellum called for discussion relating to the adoption of the 2026 Planning Commission Regular Meeting Schedule.

Supervisor Edwards motioned to adopt the meeting schedule pending the January meeting date correction from January 2 to January 6, 2026. Vice Chair Henrich properly seconded the motion. Chairman Kellum ordered a roll call vote and the members were polled:

Mr. Henrich	AYE
Mr. Williams	AYE
Mr. Edwards	AYE
Mr. Townsend	AYE
Mr. Kellum	AYE

The 2026 Planning Commission Regular Meeting Schedule was adopted.

11b. Discussion of Commissioner Assignments relating to the next five Ordinance Amendments

Chairman Kellum concluded the next 5 Ordinances to amend would be decided on after the first of the year.

11c. Resolution: Initiation of Consideration of Amendments to the Zoning Ordinance and Subdivision Ordinance regarding Cluster Subdivisions

Interim County Attorney, Benny Zhang prepared and reviewed Resolution – Initiation of Consideration of Amendments to the Zoning Ordinance and Subdivision Ordinance regarding Cluster Subdivisions.

The Commissioners and staff discussed the Resolution. Commissioner Williams motioned to adopt the Resolution, Vice Chairman Henrich properly seconded, and a roll call vote was ordered. The members were polled:

Mr. Henrich	AYE
Mr. Williams	AYE
Mr. Edwards	AYE
Mr. Townsend	AYE
Mr. Kellum	AYE

All were in favor. Resolution – Initiation of Consideration of Amendments to the Zoning Ordinance and Subdivision Ordinance regarding Cluster Subdivisions was adopted.

Agenda Item 12. Staff and/or Special Committee Reports

The Commissioners were provided with the November Building report and the November Planning and Zoning reports.

Agenda Item 13. Commissioners Request/Comments

Commissioner Williams thanked the public for coming to the meeting, the staff for their hard work and would like to see the Community work together to agree on future planning items.

Supervisor Edwards thanked everyone and appreciated the Commission striving towards ironing out on an even keel.

Commissioner Townsend thanked the public for attending, appreciated staff and the commenters from the Public Hearing

Vice Chairman Henrich thanked the staff, the public and noted needing an official KWC email address.

Chairman Kellum announced his eagerness for the December 10th amendment workshop and reminded the County to email the Commissioners with any comments or concerns. Mr. Kellum thanked the staff and the public for coming and appreciated Mr. Monday and Mr. Zhang for attending.

Agenda Item 14. Adjourn or Recess

Commissioner Williams motioned to adjourn the December 2, 2025, Planning Commission Regular Meeting. Supervisor Edwards seconded the motion.

All were in favor with none opposed.

The meeting adjourned at approximately 9:19pm.

~~X~~
~~Durrell Kellum~~
~~Chairman~~

~~X~~
~~Ashley Gault~~
~~Planning Secretary~~

APPROVED NOT SIGNED