



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING APRIL 7, 2026**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 7TH day of April 2026, 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:

Derek Stamey, County Administrator

Joyce Wolfe, Planner I, CZA

Ashley Gault, Planning Secretary, CZO

Grif Jones, King William Solar 2/ New Energy Equity

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 April 7, 2026, Planning Commission Regular Meeting Agenda had been overlooked for approval.

Supervisor Edwards motioned to adopt the April 7, 2026, Planning Commission Regular Meeting Agenda, Vice Chairman Henrich properly seconded.

All were in favor; none opposed.

**APPROVED Minutes of King William County Planning Commission
Regular Meeting, April 7, 2026**

April 7, 2026, Planning Commission Regular Meeting Agenda was adopted.

Agenda Item 7 Approval of Minutes

7a. March 3, 2026, Planning Commission Regular Meeting Minutes

Chairman Kellum asked if the March 3, 2026, Planning Commission Regular Meeting Minutes had been overlooked for approval.

Commissioner Williams motioned to approve the adoption of the March 3, 2026 Planning Commission Regular Meeting Minutes. Supervisor Edwards properly seconded the motion. A roll call vote was ordered, and the members were polled.

All were in favor.

March 3, 2026, Planning Commission Regular Meeting Minutes were adopted.

Agenda Item 8. Public Hearing

A Public Hearing was advertised appropriately and opened for discussion by Chairman Kellum for the Consideration of Conditional Use Permit 01-2026 – New Energy Equity, Turkey Hill Solar Facility.

8a. Consideration of Conditional Use Permit 01-2026 – New Energy Equity, Turkey Hill Solar Facility

Planner I, Joyce Wolfe presented a PowerPoint presentation reviewing New Energy Equity's request for a Conditional Use Permit to develop, install and operate a small-scale solar facility in the A-C (agricultural conservation) zoning district, located in the Sweet Hall magisterial district on +/- 29.9 acres off West Rose Garden Road, identified as TM# 47-13. The total parcel is 92.8 acres. Using aerial zoning and FLUM maps, Mrs. Wolfe outlined the background information with supporting details from the County's Ordinance referring to a siting agreement and interpreted the Code of Virginia definition of shared solar.

Applicant, Grif Jones from New Energy Equity, LLC/ King William Solar 2 reiterated the overall project details the project; 5 MW shared solar facility with a single axis tracking system, causing no visual impacts to neighboring properties due to the additional vegetation screening, decommissioning contracts and additional revenue with no demands for water, sewer, roads or schools. Mr. Jones communicated the facility would cause no impacts on wetlands or other natural resources, little to no necessary grading as runoff controls would be installed and no discernible noise would be generated.

Grif Jones presented access road improvement plans stemming from the request made by adjacent property owners in January and further explained how community solar works. Mr. Jones gave examples of monthly solar credit subscription procedures and listed several solar facilities on the East coast causing no negative impact to surrounding property values. Mr. Jones also addressed comments concerning the start and completion date of the already approved solar facility on East Rose Garden Road, noting that the project is waitlisted with Dominion and interconnection fees were paid in June, 2025. Mr. Jones detailed the decommissioning bond per King William County Code Section 86-383, Solar Energy Facility and Principal that the estimated cost of decommissionings shall be guaranteed by a performance bond and will be recalculated every five years by a professional engineer chosen by the County at the expense of the developer, assuring the availability of funds is not dependent on the financial viability of the developer, security agreement will prohibit the release of the funds without written consent of the County and the amount of funds required as a bond will be the full amount of the estimated decommissioning cost without regard to the possibility of salvage value.

The Commissioners, staff and applicants discussed the request and siting agreements, decommissioning planning efforts, and solar share allocation. Chair Kellum reminded the meeting that if Counties in Virginia do not have a specified Solar Ordinance, the State can dictate what the Solar Ordinance must provide, and it is in the County's best interest to adopt and mandate its own requirements.

Mrs. Wolfe presented the recommended conditions of Conditional Use Permit 01-2026, New Energy Equity Turkey Hill Solar Facility the Commissioners noting the changes to the access road and the change to the decommissioning plan. The Commissioners and staff decided that the applicants request meets Ordinance requirements, and the Board of Supervisors could address further insurance and salvage concerns and reevaluate the Conditions.

Vice Chairman Henrich motioned to recommend approval of Conditional Use Permit 01-2026 New Energy Equity Turkey Hill Solar Facility with the conditions as presented to the Board of Supervisors. Commissioner Townsend properly seconded the motion. Chair 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 recommend approval of CUP 01-2026 New Energy Equity Turkey Hill Solar Facility with the conditions as stated to the Board of Supervisors passed.

Those conditions are as follows:

1. Approval of the Conditional Use Permit shall permit the installation of a small-scale solar facility to be completed within two (2) years of approval. At the end of the two (2) years, the applicant may seek an extension to complete any remaining construction from the Board of Supervisors. The request for an extension must be in writing, prior to the expiration, and shall specify the basis for and the amount of additional time requested. If a request for an extension is timely filed, the conditional use permit shall remain valid until a request for additional time is acted upon by the Board.
2. The site and solar facility construction shall be in substantial conformance with the conceptual site plan, Project Name: Turkey Hill CSG dated March 24, 2025, last revised December 1, 2025, prepared by New Energy Equity and these conditions of approval.
3. The access road serving the facility shall be constructed to support fire apparatus up to 80,000 pounds in weight and shall be located a minimum of 75' from the common property line with TM#47-20B.
4. Decommissioning shall occur in accordance with the "Turkey Hill Solar Array Decommissioning Plan, dated March 4, 2026, prepared by New Energy Equity.
5. No signage of any type may be placed on the facility other than notices, warnings, and identification information required by law.
6. The construction hours are restricted from 7:00AM to 7:00PM Monday through Saturday. This includes decommissioning activities.
7. If the solar facility is declared to be in violation of any approved conditions of the Conditional Use Permit by the Zoning Administrator or code violations by the Building Official, the facility must comply within 14 days of receipt of the notice of non-compliance, or other such time frame as determined by the Zoning Administrator or Building Official. Failure to comply shall result in the Conditional Use Permit being terminated and decommissioning of the property shall commence.

8. The owner and operator shall give the County written notice of any change in ownership, operator, or Power Purchase Agreement within 30 days.
9. A siting agreement, as proposed by the applicant, shall be negotiated, finalized and considered for approval at a public hearing of the Board of Supervisors.

8b. Consideration of Amendments to the Zoning Ordinance Sec. 86-137 – Chesapeake Bay Act Resiliency (tabled from March 3, 2026 meeting.)

Planner I, Joyce Wolfe announced, per the Vice Chairman's request, that the Chesapeake Bay Act Resiliency Amendments be tabled until May to allow more input from Mr. Stamey and to implement wetland mitigation.

Vice Chairman Henrich motioned to table the Consideration of Amendments to the Zoning Ordinance Sec. 86-137 – Chesapeake Bay Act Resiliency until the May 5, 2026, Planning Commission regular meeting. Commissioner Townsend properly seconded the motion. Chair Kellum called for any further discussion and ordered roll call vote. The members were polled:

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

All were in favor. The Consideration of Amendments to the Zoning Ordinance Sec. 86-137 – Chesapeake Bay Act Resiliency was tabled until the May 5, 2026 Planning Commission regular meeting.

8c. Consideration of Amendments to the Subdivision Ordinance Article XVIII, Sec. 86-438 – Exempt Subdivisions

A Public Hearing for the Consideration of Amendments to the Subdivision Ordinance was advertised appropriately and opened for discussion.

Planner I, Joyce Wolfe presented a PowerPoint presentation outlining the background and summary of the Amendments to Ordinance Section 86-438, Exempt Subdivisions relating to required public road frontage for exempt subdivision lots. The recommended changes were forwarded to the Board of Supervisors for consideration at the regular meeting on March 9, 2026. The Board voted to send the amendment back to the Planning Commission for further changes to the access provision on exempt lots. Mrs. Wolfe reviewed the revisions, specifically lots next to existing primary or secondary highways with no less than 50 feet of frontage and adjacent exempt lots with shared access to the public street that was stricken by the Board of Supervisors.

The Commissioners and staff discussed Exempt divisions, the intent of the Ordinance and the Amendment recommendations by the Board of Supervisors.

Commissioner Townsend motioned to recommend approval of the Consideration of Amendments to the Subdivision Ordinance Article XVIII, Sec. 86-438 – Exempt Subdivisions to the Board of Supervisors as presented. Vice Chairman Henrich seconded the motion. Chairman Kellum called for further discussion and ordered a roll call vote. The members were polled.

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

The motion to recommend approving the Amendments to the Subdivision Ordinance Article XVIII, Sec. 86-438 – Exempt Subdivisions to the Board of Supervisors as presented passed by a 4:1 vote.

8d. Amendment to the King William Code of Ordinances, Chapter 78 – Utilities (Community Utility Systems)

Planner I, Joyce Wolfe presented a PowerPoint presentation outlining the request and background information related to the purpose of the Planning Commission reviewing Utility Code amendments as it relates directly to the new Open Space and Cluster Subdivision requirements regulating central water systems that should be incorporated into the King William Utility Code. Mrs. Wolfe summarized the requirements for central water systems in lieu of individual wells for 8 or more lots should be deeded to the County for ownership, operation and maintenance, the developer of a community water system is to provide proof of an adequate source of water supply and a feasibility study indicating the financial basis for the upkeep and maintenance of the system, reasons why a community system would not be approved and replacing of the verbiage used from wastewater/ sewer to septic.

The Commissioners and staff discussed the Cluster Subdivision Ordinance and the wording of the Amendment to the Utility Code. Commissioner Henrich suggested adding clarifying verbiage to Community Water System Connections like: “If any of the previous conditions are met, connection to the public system will be required at the sole cost of the developer.”

Vice Chairman Henrich motioned to recommend approval of the Amendment to the King William Code of Ordinances, Chapter 78, Utilities with the changes as stated to the Board of Supervisors. Supervisor Edwards properly seconded the motion. Chair Kellum called for further discussion 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

The motion to recommend approval of the Amendment to the King William Code of Ordinances, Chapter 78, Utilities with the verbiage clarification as stated to the Board of Supervisors passed unanimously.

Agenda Item 9. Citizens Comment Period

Lisa Mason, 2nd and 5th Districts, Mrs. Mason explained the differences in permitting standards between her properties, suggested constituency with inspections and ordinance enforcement.

Agenda Item 10. Unfinished Business

10a. Review and Adoption of 2026 Planning Commission By Laws

Chairman Kellum asked if the Commissioners had reviewed the 2026 Planning Commission By Laws.

The Commissioners discussed allotting Public Comment Period more time.

Vice Chairman Henrich motioned to approve adoption of the 2026 Planning Commission By Laws pending the Public Comment Period changed to allow five-minute Public Comment Periods for less than 25 comments with a reduction to three minutes after 25 comments. Supervisor Edwards properly seconded the motion.

All were in favor. The 2026 Planning Commission By Laws were adopted pending the change to allow five-minute Public Comment Periods for less than 25 comments with a reduction to three minutes after 25 comments.

Agenda Item 11. New Business

11a. Discussion of Changes to the BMA Standards of Development

Chairman Kellum opened the discussion of Changes to the BMA Standards of Development.

Planner I, Joyce Wolfe presented the Commission handouts regarding current BMA standards with Ordinance references and a checklist. Mrs. Wolfe gave a background briefing on the Business Management Area adoption in July 2024, formally the T.C.O. overlay created in 2021 and discussed if the establishment of the BMA deterred prior Ordinance requirements.

11b. County Reorganization and other Planning Efforts – Derek Stamey, County Administrator

County Administrator, Derek Stamey introduced himself to the Commission. Mr. Stamey came to King William County as the Administrator in March 2026.

Agenda Item 12. Staff and/or Special Committee Reports

Planning and Zoning Permit Detail Statistic Reports were provided to the Commissioners.

Agenda Item 13. Commission Member Requests and Comments

Commissioner Williams thanked the public and staff for attending the meeting. Mr. Williams is proud to assist the citizens and County.

Supervisor Edwards thanked the public for coming, saying it was nice to see everyone. Mr. Edwards takes into consideration citizen concerns and basis decision making on concerns from the public.

Commissioner Townsend thanked the public for their time and the staff for their hard work. Mr. Townsend appreciates the learning experience joining the Planning Commission provided.

Vice Chairman Henrich thanked the public and staff for their time and effort. Mr. Henrich appreciates the hard work and dedication from the staff and citizens.

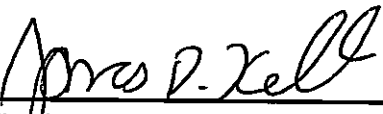
Chair Kellum thanked the staff and everyone for attending. Mr. Kellum tries to address every call or complaint with fairness and respect. Mr. Kellum appreciates the entire staff from Building Inspector to the E+S Officer,

Agenda Item 14. Adjourn or Recess

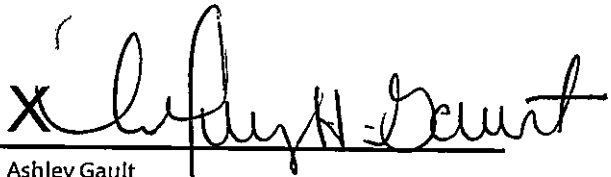
Commissioner Williams motioned to adjourn. Vice Chairman Henrich seconded.

All were in favor with none opposed.

The April 7, 2026 Planning Commission Regular Meeting adjourned at approximately 8:23pm.

X 

Darrell Kellum
Chairman

X 

Ashley Gault
Planning Secretary

**APPROVED Minutes of King William County Planning Commission
Regular Meeting, April 7, 2026**