



County of King William, Virginia

**PLANNING COMMISSION MEETING  
MARCH 12, 2020 – 7:00 P.M.  
KING WILLIAM COUNTY ADMINISTRATION BUILDING  
KING WILLIAM, VIRGINIA**

## **AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Review and Approval of Minutes:**
  - a. January 21, 2020 Work Session**
  - b. February 4, 2020 Meeting**
- 5. Public Comment Period**
- 6. Old Business**
  - a. NONE**
- 7. New Business**
  - a. NONE**
- 8. Staff and/or Special Committee Reports**
  - a. Zoning Log (February)**
  - b. Building Permit Log (February)**
  - c. Land Disturbance Report (February)**
- 9. Adjourn**

**4a.**

**January 21, 2020**

**Work Session Minutes**

**MINUTES  
KING WILLIAM COUNTY PLANNING COMMISSION  
REGULAR MEETING OF JANUARY 21, 2020**

At a Work Session of the King William County Planning Commission, held on January 21, 2020 at 6:30PM in the Board Room of the Administration Building, the meeting was called to order with the following members:

**Agenda Item 1. CALL TO ORDER**

**Agenda Item 2. ROLL CALL**

**Present:**

Janie Rhoads

Bonnie Hite

John Breeden

Janie Rhoads

Stephen Greenwood

**Staff Present:**

Ron Etter, Director of Community Development

Krista Cole, Planning Secretary

**Agenda Item 3. WORK SESSION TOPICS**

**3a. PRESENTATION**

Ms. Rebecca Cobb with The Berkeley Group gave a PowerPoint presentation on some of the changes that were made to the King William County Zoning Ordinance.

Added the following articles:

- Landscaping (Article XI) , Exterior Lighting Standard (Article XII) and Solar Facility (Article XVI)

The following were some changes that Berkeley Group presented.

- Restaurant mobile and adult entertainment were added to Article Two, Definitions
- Intent of zoning districts were added to Article Six, Zoning Districts

- Cleaned up Article Seven, Use Matrix
- Applied categories based on the sign to Article Ten, Signs

### **3b. REVIEW**

Mr. Don Wagner expressed his concern on having the adult entertainment in the ordinance, as he does not think it should be included. Mr. Wagner asked staff to defer to the County Attorney on the matter.

Mr. Ron Etter stated that adult entertainment is necessary for the peoples First Amendment right.

Mr. John Breeden stated that the generation plant definition needed some new verbiage.

Ms. Janie Rhoads informed staff and members that the Family Day Home state code had been updated.

Ms. Bonnie Hite mentioned that Collector Street definition was removed.

Mr. Don Wagner told members and staff that he believes all rezonings should require a site plan, especially in the TCO.

Mr. Wagner also shared his concern with Article Four and placing it elsewhere in the ordinance.

Ms. Janie Rhoads also informed members that Section 86-42 was amended in October of 2019.

Mr. Don Wagner expressed concerns on there not being fire protection for three story buildings. Staff proposed changing the building height from 60 feet to 45 feet.

Mr. Stephen Greenwood recommended removing everything following the word “grade” in Section 86-77.

Mr. John Breeden stated that the Historical Preservation District item two needed some revising.

Ms. Ron Etter proposed taking ALL subdivisions out of the Use Matrix.

Berkeley Group explained the meaning of Commercial Outdoor Entertainment without motorized being a part of it, as it was taken out.

Mr. John Breeden recommended changing Adult Entertainment from Conditional in the B-2 to Conditional in the Industrial zone.

Mr. John Breeden was curious if Private Shooting Range should be By Right in the R-R.

Mr. Don Wagner expressed his concerns on having a Private Shooting Range in the residential areas.

Staff recommended keeping it as By Right in R-R but add a required setback from adjacent properties. Mr. Don Wagner was okay with this, as well as other members.

Mr. Ron Etter requested that Berkeley attend the next ordinance work session.

**Agenda Item 4. ADJOURN OR RECESS**

Chairman, Don Wagner requested a motion to adjourn. Mr. John Breeden made a motion which was seconded by Ms. Janie Rhoads.

**The vote was unanimous on this motion.**

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**Don Wagner, Chairman**

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**Ron Etter, Planning Secretary**

**4b.**

**February 4, 2020**

**Meeting Minutes**

**8a.**  
**Zoning Log**  
**(February)**

<b>DATE</b>	<b>NAME OF APPLICANT</b>	<b>ADDRESS</b>	<b>TAX MAP NUMBER</b>	<b>SUBDIVISION NAME</b>	<b>TYPE OF PERMIT (Z /E&amp;S/BLDG)</b>
2/4/2020	Matt Rogers	1282 W River Rd. Aylett, VA	5B-1	N/A	Z/BLDG
2/5/2020	Rylee Lankford	15816 King William Rd. King William, VA	21-95	N/A	Z/E&S/BLDG
2/6/2020	Lucus Killmeier	816 Calno Road Hanover, VA	17-11	N/A	Z/BLDG
2/6/2020	Kenwood Builders	132 Beulah Lane Aylett, VA	22A-2-19	Aylett Farms	Z/E&S/BLDG
2/6/2020	Kenwood Builders	132 Beulah Lane Aylett, VA	25-9B	N/A	Z/E&S/BLDG
2/6/2020	JES Construction	2410 Southland Drive Chester, VA	19C-5A	N/A	BLDG
2/7/2020	Daniel Howell	352 Dylan Drive Aylett, VA	21-12A-27	Parkwood	Z/BLDG
2/7/2020	Eric Willinger	4069 Pecan Trail Mechanicsville, VA	36-6-2	N/A	Z/BLDG
2/7/2020	River City Services	9996 Pamunkey Road Mechanicsville, VA	48-1-7	N/A	Z/BLDG
2/13/2020	Power Home Solar	919 N Main Street, Mooresville, VA	21k-4-13	N/A	BLDG
2/13/2020	CMH Homes	12244 Washington Hwy. Ashland, VA	37-21D	N/A	Z/E&S/BLDG
2/13/2020	PlaMor Construction	4032 Mechanicsville Tnpk. Mech., VA	21-11-C-15	McCauley	Z/BLDG
2.14.2020	Jermain Thornton	2466 Mahixon Road Manquin, VA	26-20A	N/A	Z/BLDG
2.14.2020	Darrell Kellum	662 Sharon Road King William, VA	30-79B	N/A	Z/BLDG
2.14.2020	Darrell Kellum	662 Sharon Road King William, VA	22-89-A2	AYLETT OAKS	Z/BLDG
2.18.2020	Chelsea Reed	1168 Epworth Rd. Aylett, VA 23009	13-1-B-7	N/A	Z
2.20.2020	Joseph Foulis	PO BOX 1553 West Point, VA	62-36	N/A	Z/E&S
2.20.2020	Balducci Builders	10173 Chamberlayne Road Mehcanicsville, VA	27-3-B-4	Cedar Crest	Z/BLDG
2.24.2020	HHHunt Homes, LLC	11237 Nuckols Rd. Glen Allen, VA	28-42	Central Crossing	Z/BLDG
2.26.2020	LaShay Talmadge	103 St. Charles Court Aylett, VA	28-8-B-14	Central Crossing	Z
2.26.2020	Benjamin Clark	107 Chelsea Rd. West Point, VA	62-6	Chelsea Farms	Z
2.27.2020	Larry Carter	29004 King William Road West Point, VA	55-30	N/A	Z



AREA OF DISTURBANCE	DATE TO ZONING/E & S	DATE APPROVED ZONING/ E & S	DATE TO BLDG PLAN REVIEW	DATE APPROVED BY BLDG	NOTES/COMMENTS
N/A	2/5/2020	2/12/2020	2/5/2020	2/4/2020	OLD BUILDING ONTO ANCHORS FOR SHED
2500	2/5/2020	2.25.2020	2/5/2020	2/7/2020	NEW DWELLING
N/A	2/6/2020	2/6/2020	2/6/2020	2/14/2020	POLE BARN 40 X 40
200	2/7/2020	2/11/2020	2/7/2020		10 X 12 ADDITION TO LAUNDRY ROOM
250	2/7/2020	awaiting SAP form	2/7/2020	02/2/42020	16 x 14 ADDITION
N/A	N/A	N/A	2/7/2020		INSTALL INTELLIJACK AND 12' LINEAR FT SUPPLEMENTAL BEAM
N/A	2/7/2020		2/7/2020		DETACHED GARAGE
N/A	waiting on plat	waiting on plat	2/7/2020		NEW DWELLING
N/A	2/7/2020	waiting on setbacks	2/7/2020		LEAN TO
N/A	N/A	N/A	2/13/2020	2/24/2020	Solar Panels
7,070	2.13.2020	waiting on plat/VDOT	2.13.2020	2/24/2020	SET MANUFACTURED DOUBLE WIDE
N/A	2.14.2020	3.2.2020	2.14.2020	2/24/2020	FIBERGLASS INGROUND POOL
N/A	2.14.2020	waiting on SAP form	2.14.2020	2/24/2020	30 x 20 CARPORT
N/A	2.18.2020	2.18.2020	2.18.2020	2/25/2020	POLE BUILDING
N/A	2.18.2020	3.4.2020	2.18.2020	2/25/2020	NEW DWELLING WITH POLE BUILDING
N/A	2.18.2020	2.18.2020	N/A	N/A	KENNEL LICENSE
16,500	2.20.2020	2.27.2020	N/A	N/A	LAND DISTURBANCE
N/A	2.20.2020	2.28.2020	2.20.2020	2/2/72020	NEW DWELLING
N/A	2.28.2020	3.2.2020	2.28.2020		SALES TRAILER
N/A	2.26.2020	2.26.2020	N/A	N/A	HOME OCCUPATION - ONLINE RETAIL
N/A	2.26.2020	2.26.2020	N/A	N/A	HOME OCCUPATION - HEMP FARM
N/A	2.27.2020	2.27.2020	N/A	N/A	HOME OCCUPATION - OFFICE FOR CRABBING AND FISHING