



County of King William, Virginia

PLANNING COMMISSION MEETING
SEPTEMBER 1, 2020 – 7:00 P.M.
KING WILLIAM COUNTY ADMINISTRATION BUILDING
KING WILLIAM, VIRGINIA

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Adoption of Meeting Agenda**
- 4. Review and Approval of Minutes:**
 - a. August 4, 2020 Minutes**
- 5. Public Comment Period**
- 6. Old Business**
 - a. Comprehensive Plan Proposals**
(EPR, PC; Hill Studio; Benchmark; Berkley Group)
- 7. New Business**
 - a. Discussion with Berkley Group on scope of work via Zoom**
 - b. Discussion for Zoning Ordinance Revisions**
- 8. Staff and/or Special Committee Reports**
 - a. August Zoning Log**
 - b. August Land Disturbance**
 - c. August Building Report**
 - d. Violation Log**
 - e. Commissioner Comments**
- 9. Adjourn**

Topic: Berkley Group Discussion with Planning Commission

Time: Sep 1, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83518802692?pwd=WVBXU3UvWlY2bEE0dHNWZ051TWlFdz09>

Meeting ID: 835 1880 2692

Passcode: 125277

Dial by your location

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4a.

August 11, 2020

Meeting Minutes

**MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF AUGUST 11, 2020**

At a regular meeting of the Planning Commission, held on August 11, 2020 at 7:00 P.M. in the King William Administration Building Board Room, the meeting was called to order with the following members:

Agenda Item 1. Call to Order

Agenda Item 2. Roll Call

Present:

Stephen Greenwood

John Breeden

Bonnie Hite

Janie Rhoads, Vice-Chair

Don Wagner, Chairman

Staff Present:

Ron Etter, Director of Community Development

Sherry Graham, Zoning Administrator

Krista Cole, Planning Secretary

Agenda Item 3. Review and Adoption of Meeting Agenda

Chairman, Don Wagner requested a motion to adopt the August 11, 2020 meeting agenda. Mr. Stephen Greenwood made a motion and the motion was seconded by

The vote was unanimous on this motion.

Agenda Item 4. Review and Approval of Minutes

Chairman, Don Wagner requested a motion to approve the July 7, 2020 meeting minutes. Mr. John Breeden made a motion to approve the minutes as submitted and Ms. Janie Rhoads seconded the motion.

The vote was unanimous on this motion.

Agenda Item 5. Public Comment Period

Ms. Jeanette Wagner of Mangohick District wanted to reiterate to the Commission that the Zoning Ordinance is a document that represents the County but also protects the citizens in the County and she hopes that they will take that into consideration when in the final stages of the document.

Agenda Item 6. Public Hearings

NONE

Agenda Item 7. Old Business

NONE

Agenda Item 8. New Business

Ms. Sherry Graham gave a brief description of the VDoT Smart Scale project that includes the submittal of a 10 foot wide bike & pedestrian path from Kelley Lane to Pinecrest. This also proposes crosswalks at the intersection and will go before the Transportation Board in June.

Chairman, Wagner was curious if this was in connection with other current VDoT projects.

Mr. Ron Etter gave an update on Sweet Sue Solar, stating that they had reached out for building information and they are working on Permit by Rule, which should be done less than a year from now.

Mr. Etter also discussed the drainage issues at Aylett Mini Storage.

Chairman, Wagner expressed his concerns of where the drainage goes to.

Mr. Greenwood was curious as to whether they would plant landscape buffers.

Mr. Ron Etter let the members know that the SmartScale Park and Ride was also about to kick-off.

Chairman, Wagner was curious how many cars would be allotted in the area.

Mr. Etter told Commission that he never sees more than 7-8 cars so he did not think that reducing the lots to 22 will exceed the volume.

Mr. Ron Etter also told members that King William Manor is coming along, Hamilton Holmes Solar is almost ready to go online, and the Burger King lot is a staging lot for VDoT for part of the utility relocation of water lines.

Mr. Etter also pointed out that he had only received two written comments in regards to input on the ordinance.

Ms. Janie Rhoads was curious as to what the concerns were on Family Division.

Mr. Ron Etter let the Commission know that the public would like smaller lots for family division.

Agenda Item 9. Staff and Special Committee Reports

Mr. John Breeden gave a brief synopsis on the Solar Subcommittee, stating that they added a few things to the ordinance that were sent to the PC on July 21, 2020. Mr. Breeden felt that the solar ordinance was already good, that it just needed some fine tuning, but he was very pleased with how smoothly everything went.

Chairman, Wagner stated that the Solar Subcommittee did very well and the group was very knowledgeable. He was wondering if there were any current applications in for solar and also what the timeline would be to finish the ordinances.

Ms. Janie Rhoads was curious how the timeline would unfold and what it would look like.

Mr. John Breeden extended a thank you to staff and stated that he was excited for the ordinance and the comp plan.

Chairman, Wagner stated that it was a good meeting and thanked staff.

Agenda Item 10. Adjournment

Chairman, Don Wagner requested a motion to adjourn. A motion was made by Mr. John Breeden to adjourn the meeting, and was seconded by Ms. Bonnie Hite.

Don Wagner, Chairman

Ron Etter, Planning Secretary

6a.

Comprehensive Plan RFPs

**(Proposals provided for
feedback)**

7a & b.

Discussions


- 1. Berkley Group via Zoom –
scope of work going forward**
- 2. Ordinance Revisions
amongst Staff and
Commission members.**

8a.

August Zoning Log

DATE	NAME OF APPLICANT	ADDRESS	TAX MAP NUMBER	SUBDIVISION NAME	TYPE OF PERMIT (Z /E&S/BLDG)	DATE TO ZONING	DATE APPROVED ZONING	DATE TO BLDG PLAN REVIEW	DATE APPROVED BY BLDG	NOTES/COMMENTS
8.3.2020	Darrell Kellum	662 Sharon Road King William VA	19-3-4	n/a	Z/E&S/BLDG	8.3.2020		8.3.2020	8.13.2020	new dwelling
8.5.2020	Daniel Janke	16 Martins Branch Aylett, VA	22A-2-20	Aylett Farms	E&S	8.6.2020	8.10.2020	n/a	n/a	LAND DISTURBANCE FOR DRIVEWAY
8.6.2020	Masters Construction	PO Box 81 King William, VA	19-3-5	Pollard Place	Z/E&S/BLDG	8.6.2020	8.24.2020	8.6.2020	8.13.2020	NEW DWELLING
8.6.2020	Masters Construction	PO Box 81 King William, VA	19-20B	Pollard Place	Z/E&S/BLDG	8.6.2020		8.6.2020	8.13.2020	new dwelling
8.10.2020	Charles and Michael Bowles	3043 Happy Hill lane Mechanicsville, VA	63-5A	n/a	Z/BLDg	8.10.2020	8.11.2020	8.10.2020	8.19.2020	
08.11.2020	Romar Elevators	129 Pine Crest Lane Aylett, VA			BLDG	n/a	n/a	8.11.2020	8.19.2020	
8.12.2020	HHHunt Homes	11237 Nuckols Rd. Glen Allen, VA	28-8-2A-14	Central Crossing	Z/E&S/BLDG	8.13.2020	8.14.2020	8.11.2020	8.19.2020	NEW DWELLING
8.12.2020	HHHunt Homes	11237 Nuckols Rd. Glen Allen, VA	28-8-2A-6	Central Crossing	Z/E&S/BLDG	8.20.2020		8.20.2020		NEW DWELLING
8.13.2020	Justin Lane		27-4-F-26		BLDG/AMEND	8.13.2020	8.13.2020	8.13.2020	1/8/1900	Amend Building Permit to Add Breezeway
8.13.2020	Mike Irace	506 ridgley Ln Henrico, VA	18-67	n/a	Z/BLDG	8.13.2020		8.13.2020	1/19/1900	ATTACHED GARAGE, PORCH. ADD ON TO MUD ROOM
8.14.2020	Brandon Capel	448 Spring Pleasant Dr. King William, VA	36-1-2	n/a	E&S	8.17.2020		n/a	n/a	LAND DISTURBANCE
8.15.2020	Arthur DiVittorio	767 Rosebud Run Aylett, VA	21K-1-41	Rose Garden	Z/BLDG	8.15.2020	8.18.2020	8.15.2020	8.19.2020	HOBBY SHOP/STORAGE
8.17.2020	Charles Shepperson	672 Horse Landing Rd. King William, VA	37-100	n/a	Z/BLDG	8.17.2020	8.18.2020	8.17.2020	8.19.2020	POLE BARN - AFTER THE FACT
8.20.2020	Berb Built	PO Box 87 King William, VA	55-11A	n/a	E&S	8.21.2020		8.21.2020		LAND DISTURBANCE
8.21.2020	Aaron Wade	2428 Custis Millpond Rd. West Point, VA	60-1-2	Waterville Cove	Z/BLDG	8.21.2020		8.21.2020		NEW DWELLING
8.24.2020	Darrell Kellum	662 Sharon Road King William VA	6-46A	n/a	Z/BLDG	8.25.2020		8.25.2020		NEW GARAGE
8.24.2020	Cedar Creek Homes	1801 Westwood Farms Ct. Mechanicsville, VA	37-59	n/a	Z/BLDG	8.25.2020		8.25.2020		ADDITION OF BATHROOM AND BEDROOM

8b.
August
Land Disturbance
Report

	A	B	C	D	E	F	G	H	I	J	K
1	Virginia Erosion and Sediment Control Program										
2	Monthly Land Disturbance Report										
3											
4											
5											
6											
7											
8											
9	9VAC25-840-65 of the Virginia Erosion and Sediment Control Regulations requires Virginia Erosion and Sediment Control Programs (VESC) authorities to report, at least monthly, a listing of each land disturbing activity that has been approved during the prior month.										
10	When listing land disturbing activities below include individual activities approved as an Agreement in Lieu of a Plan (ALP).										
11											
12	Please complete and submit this form to your DEQ Regional Office by the 5th of each month, to: xing.lin@deq.virginia.gov										
13											
14	Name of Locality:	King William County	Phone #:	804-769-4999	Report (MM/YY)	AUGUST 2020					
15	Person Completing Report:	Kristi Gibson	Date:	8/26/2020	Email:	kgibson@kingwilliamcounty.us					
16											
17	Name of Construction Activity	Site Address	Permit #	Tax Map #	Total Disturbed Area (SQ FT)	RPA/RMA	Date Plan or AILP Approved	Anticipated Start Date	Owner Name	Owner Contact (Address/Phone/Email)	Contractor Name
18	New Dwelling	5225 Smokey Road	228-2020	7-16A	2,500	RMA	8/3/2020	8/3/2020	Darrell Kellum, Inc	662 Sharon Road, King William, VA 23086	Darrell Kellum, Inc.
19	New Dwelling/Detached Garage	314 Wakema Road	230-2020	47-58D	65,340	RMA	8/3/2020	8/3/2020	Charles Cottrell Jr.	1301 Grapevine Road, Sandston, VA 23150	Charles Cottrell, Jr.
20	New Dwelling	208 Pleasant View Drive	234-2020	27-4-E-3	10,000	RMA	8/6/2020	8/6/2020	Balducci Developers	10173 Chamberlayne Road, Mechanicsville, VA 23116	Balducci Developers
21	New Dwelling	123 Pine Haven Road	235-2020	27-3-B-7	10,000	RMA	8/6/2020	8/6/2020	Balducci Developers	10173 Chamberlayne Road, Mechanicsville, VA 23116	Balducci Developers
22	LD for Driveway Install	16 Martins Branch	240-2020	22A-2-20	2,455	RMA	8/11/2020	8/11/2020	Daniel Janke	16 Martins Branch, Aylett, VA 23009	Daniel Janke
23	New Dwelling	317 Wendenburg Terrace	243-2020	22-11-3A-B1	.794	RMA	8/14/2020	8/14/2020	RCI Builders LLC	9245 Shady Grove Road #200, Mechanicsville, VA 23111	RCI Builders LLC
24	New Dwelling	319 Wendenburg Terrace	244-2020	22-11-3A-B2	.794	RMA	8/14/2020	8/14/2020	RCI Builders LLC	9245 Shady Grove Road #200, Mechanicsville, VA 23111	RCI Builders LLC
25	New Dwelling	321 Wendenburg Terrace	245-2020	22-11-3A-B3	.794	RMA	8/14/2020	8/14/2020	RCI Builders LLC	9245 Shady Grove Road #200, Mechanicsville, VA 23111	RCI Builders LLC
26	New Dwelling	325 Wendenburg Terrace	248-2020	22-11-3A-B5	.794	RMA	8/14/2020	8/14/2020	RCI Builders LLC	9245 Shady Grove Road #200, Mechanicsville, VA 23111	RCI Builders LLC
27	New Dwelling	327 Wendenburg Terrace	249-2020	22-11-3A-B6	.794	RMA	8/14/2020	8/14/2020	RCI Builders LLC	9245 Shady Grove Road #200, Mechanicsville, VA 23111	RCI Builders LLC
28	Land Disturbance	448 Spring Pleasant Drive	250-2020	36-1-2	Less than 1 acre	RMA	8/18/2020	8/18/2020	Brandon Capel	448 Spring Pleasant Drive, King William, VA 23086	Brandon Capel
29	New Dwelling	73 Fairmont Place	256-2020	28-8-2A-14	7,650	RMA	8/19/2020	8/19/2020	H H Hunt Homes	11237 Nuckols Road, Glen Allen, VA 23059	H H Hunt Homes
30	New Dwelling	7409 Dabneys Mill Road	260-2020	19-3-4	2,500	RMA	8/24/2020	8/24/2020	Darrell Kellum, Inc	662 Sharon Road, King William, VA 23086	Darrell Kellum, Inc.
31	New Dwelling	661 Millwood Road	261-2020	14-15-F1	2,500	RPA	8/24/2020	8/24/2020	Darrell Kellum, Inc	662 Sharon Road, King William, VA 23086	Darrell Kellum, Inc.
32	New Dwelling	96 Old Fraziers Trail	264-2020	48-1-2	21,780	RPA	8/24/2020	8/24/2020	William Upshaw	25684 King William Road, West Point, VA 23181	Baker Heating & Air
33	New Dwelling	312 E. St. John's Church Road	259-2020	55-11A	20,473	RMA	8/25/2020	8/25/2020	Berb Built, Inc.	PO BOX 87, King William, VA 23086	Berb Built, Inc.

8c.

**August Building Report
(Provided at meeting)**

8d.

Violation Log

in comp. Zoning Complaint Log

	Complaint Date	Type of Violation	Parcel #	Property Owner	Address	Inspector Verification	Dat 1st(Courtesy)	Deadline	2nd Letter	Deadline	Warrant Date	Notes/Complete
	2/3/2020	Inoperable vehicles	13-43	Irish Lurelia	117 Mitchells Lane	2/3/2020						
okay	2/5/2020	Goats running loose	21-8-5	John Robinson	3707 Venter Road	3/30/2020	2/5/2020	3/5/2020				
okay		debris	36-9	Edmond Simpson	4963 Acquinton Church Rd.		2/21/2020	4/21/2020				okay 5/11/20
okay		sign display	28-3-4	Central Garage, LLC	4914 Rich-Tapp Hwy.	2/14/2020	2/14/2020	immed.				
okay		cargo containers	28-30A	Rock Bottom, LLC	Rich-Tapp Hwy.		3/10/2020	immed.				containers removed.
unjustified		abandoned home	22C-2-A-17	Herman Schutt, III	403 Walnut Lane	3/20/2020	unjustified					home secured, no property main. Viol.
		mobile home & inop. Vehicles	44-114	Luberta Hill	66 Hills Fork Road	4/6/2020	4/7/2020	5/7/2020				
	4/6/2020	inop. Vehicles. Debris, weeds	13-23	James E. Rollins	1319 Globe Road	3/30/2020	2019		4/7/2020	5/7/2020		
		inop. Vehicles & debris	26-35	Maurice Johnson	629 Mt. Columbia Rd.	3/30/2020	2019		4/8/2020	5/8/2020		
		inop. Vehicles	26-2A	Addie Gresham	6449 Dabney's Mill Rd.	3/30/2020	2019		4/8/2020	5/8/2020		
		fence down	28-65	David Howell	104 Sharon Road	4/14/2020	4/14/2020	5/14/2020	8/19/2020	9/19/2020		
	4/14/2020	inop. Vehicles & debris	28-22A	Trevor Peele	281 Manfield Road	4/14/2020	4/14/2020	5/14/2020				
	4/14/2020	debris	28-23A	Trevor Peele	235 Manfield Road	4/14/2020	4/14/2020	5/14/2020				
	4/14/2020	veh., weeds, debris, bldgs.	29-50	William R. Adams	286 Indian Church Rd.	5/11/2020	5/12/2020	6/12/2020	246-8844	site visit 10/1		Gloria Dean - 380-5618
	4/22/2020	junk cars	30-20A	JPG Properties, LLC	102 W. Chinquapin Rd.		7/7/2020	8/6/2020	working w/Atty.			in touch with owners attorney
	4/20/2020	debris and old shed	28-18	Anthony Vaughan	1407 Manfield Road	5/8/2020	5/12/2020	6/12/2020				
	5/8/2020	weeds, maintenance	13-59A/59B	American Tower	500 Upshaw Road	5/8/2020	5/12/2020	6/12/2020	8/19/2020	9/19/2020		
		Inoperable vehicles	29A-1-13	Fred/Rose Muse	292 Kelley Lane	6/10/2020	7/2/2020	8/2/2020				
		Weeds	28B-3-A-25	Branch Banking	360 Nottoway Lane	6/10/2020	7/2/2020	8/2/2020				
		Weeds	37-9	Betty Byrd	545 Walkerton Road	7/1/2020	7/2/2020	8/2/2020				
		Inoperable vehicles	38-39C	Thomas J. Smith	347 White Oak Landing Rd	6/5/2020	7/2/2020	8/2/2020				
		Inoperable vehicles	38-40A	Thomas Smith Jr.	299 White Oak Landing Rd	6/5/2020	7/2/2020	8/2/2020				
		Inoperable vehicles	38-4	Craig/Joan Lawson	1885 Horse Landing Rd	6/5/2020	7/2/2020	8/2/2020				
		Weeds	28B-3-A-26	Darrell Kellum Inc	362 Nottoway Lane	6/11/2020	7/2/2020	8/2/2020				
		Unpermitted Manufactured Ho	29-38B	Brian J. Byrd	1518 Dunluce Road	6/5/2020	7/2/2020	8/2/2020	8/19/2020	9/19/2020		
		Inoperable vehicles	21-12B-47	Occupant/Jack Bailey	302 Tyler Trail	6/17/2020	7/2/2020	8/2/2020				
	8/14/2020	weeds,debris, old trailer	22-57	Frederick Williams	11085 W River Road	8/17/2020	8/19/2020	9/19/2020				617-1856 crystal pollard
		dilapidated bldg.	22-16	J.W. Montalbana	7067 Richmond-Tapp. Hwy.				8/14/2020	9/14/2020		