

AGENDA ITEM 10.a.

Resolution 22-59 - CUP 01-22, Applicant: Charles Snead - Sherry Graham, Director of Planning
(Separate Agenda Packet Download Due to Size - 143 pages)



King William County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

TO: King William County Board of Supervisors
FROM: Sherry Graham, Director of Planning
SUBJECT: CUP 01-2022, Charles Snead
DATE: July 25, 2022

Request

The applicant is requesting a Conditional Use Permit to operate a campground which will consist of four platformed campsites, a larger platformed gazebo, six recreational vehicle sites, a primitive tent camping area and nine additional camp sites. In addition to the camp sites, the property will also have a check-in office, dump station, guesthouse, bathhouse with laundry, boathouse, a large and small gazebo. Existing on the property are a pool with decking and gazebo, outdoor kitchen and bar, food cafe, hot tub, outdoor dining terrace, pond, and hiking trails. The property is located at 281 Roane Oak Trail, tax map parcel 29-72D. The property consists of approximately 35.8 acres and is zoned A-C (Agricultural-Conservation).

Background

Mr. Snead has approval for one camping area with a maximum occupancy of six people and approval for a Bed and Breakfast with two guest rooms and a maximum occupancy of eight people. The owner of the property is currently under a Notice of Violation for having freight containers on the property, constructing four roofed platforms for camping, a fifth roofed platform was also under construction. Under Section 86-171 of the Ordinance which was in effect at the time that the approval was obtained, the guest rooms in a bed and breakfast must be located in a primary residence. A storage building was converted into two guest rooms without approvals or permits. Guest rooms are required to be located in the primary residence. Over the past several years, the Planning Department has sent multiple violation notices to the property owner and have also receive numerous complaints from the neighbors that live on Roane Oak Trail.

Analysis

There are no deed restrictions barring the proposed use of the property. The area surrounding the subject property are single-family homes located on five plus acres.

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4980 • Fax: 804-769-2235 • www.kingwilliamcounty.us

Public Notice

Legal ads were run in the Tidewater Review on May 25th and June 1st for the Planning Commission's Public Hearing. Notices to adjacent property owners were mailed on May 23, 2022. Staff posted a sign in front of the property indicating there is a pending zoning action and provided contact information.

Comprehensive Plan

In the Comprehensive Plan, it talks about the need for "Growth in agritourism, focus on tourism that draws families interested in hunting, fishing, camping, boating, kayaking, biking, hiking ...nature! Market to outside events – weddings, concerts, tournaments etc. Encourage B & B / VRBO vacation rentals."

Conditional Uses

Section 86-44, states that a conditional use may be approved by the Board of Supervisors for any use specifically identified as a permitted conditional use in the Use Matrix in Article VII. In approving these conditional uses, the Board of Supervisors may, in addition to the general regulations applicable to the zoning district in which the conditional use is located, impose any additional reasonable conditions in connection therewith that it deems necessary to ensure that the conditional use will be consistent with the overall intent and spirit of this ordinance. The Board of Supervisors may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

Minimal requirements. A conditional use permit shall not be issued unless the Board of Supervisors shall find that:

- a. The proposed use will not adversely affect the health, safety, or welfare of persons residing or working in the general proximity, of the proposed use. Nor will the proposed use be detrimental to public welfare or injurious to the property or improvements in the neighborhood. Among matters to be considered in this connection are traffic congestion, noise, lights, dust, odor, fumes, and vibrations, with due regard for timing of operation. Screening, and other matters which might be regulated to mitigate adverse impact.
- b. The proposed use will conform to the comprehensive plan, or to specific elements of such plan, and the official policies adopted in relation thereto, including the purposes and the expressed intent of this ordinance.

Zoning and Subdivision Ordinance

Under Article II: Definitions

A campground means any area, place, parcel, or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions, and easements, including any travel trailer camp, recreation camp, family campground, camping resort, or camping community.

Under Section 86-140, a campground is permitted in the A-C District with approval of a conditional use permit.

Under Section 86-185, Campgrounds or Camping Area:

1. The area shall contain not less than two contiguous acres.
2. The overall density of camping sites shall not exceed twenty units per acre, and not site shall be less than 2,000 square feet in area.
3. The camping area shall be properly located with respect to access roads and existing and future developed areas.
4. The camping area shall comply with all sanitary and other requirements prescribed by law or regulations.
5. The overall design shall evidence a reasonable effort to preserve the natural amenities of the site.
6. Accessory structures or recreation facilities, washrooms, swimming pools, game courts, and the like shall not be located closer than one hundred feet to any campground boundary or closer than two hundred feet to any property line.
7. Campsites in a campground are limited to one camping unit and a maximum of six persons or immediate family members.
8. No person directly or indirectly, shall conduct, control, manage, operate, or maintain a campground, or offer campsites for occupancy within the County without first making application for and receiving a valid permit from the Health Department for the operation of the campground or campsite.
9. Camping is limited to fourteen consecutive days.

The Planning Commission may recommend reasonable conditions to the Board of Supervisors, as it believes necessary to accomplish the objectives of this chapter.

Recommendation

The Planning Commission held a public hearing at their June 7, 2022, meeting, and voted 4 to 1 to recommend denial of the conditional use permit 01-22. The motion read “To recommend that the Board deny the request for a conditional use permit for a campground, and further, that based on the years of abuse of the neighboring property owners, the Board cancel all current permits held by Mr. Snead for the Bed and Breakfast, campground, and any and all other uses of parcel 29-72D except for the previous use of the property as a residence, therefore, allowing the adjacent owners to live in peace and tranquility of their rural property that they sought when purchasing their property”. Staff recommends the following conditions if the application is approved:

1. The owner/applicant shall meet all requirements in Article XI. Landscaping, Screening, and Fencing, which applies to properties seeking a conditional use permit. The landscape buffer should provide a year-round visual screen between all adjacent properties. The buffer may consist of fencing, evergreens, boulders, mounds, or a combination of material approved by the Director of Planning. Plants should be sufficiently large and planted in such a fashion that year-round screening at least six (6) feet in height shall be produced within one growing season.

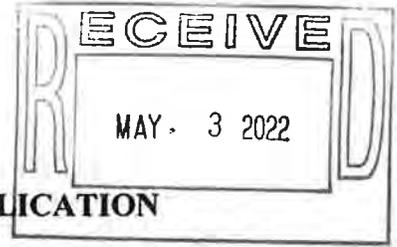
2. Necessary safeguards such as noise levels from amplified noise, fireworks, gunfire, explosions, ATVs will be prohibited for the protection of surrounding property, persons, and the neighborhood values.
3. Any exterior lighting shall meet the requirements of Article XII and be approved by the Director of Planning.
4. Walls and fences may be used with landscaped areas to provide buffering, privacy, and separation. Any walls or fencing installed shall be approved by the Director of Planning and comply with Section 86-297. The walls or fencing can be used for security, or for aesthetic reasons, but may not create an unsightly or unsafe condition on or off of the public or private property on which the fence or wall is proposed.
5. The owner is required to have a separate entrance for guests and not use the existing shared private lane "Roane Oak Trail" with the residents that live and have property on Roane Oak Trail.
6. The property shall have a maximum capacity of fifty (50) people on the property at one time, including without limitation guests, invitees, owners, contractors, and other persons.
7. The property owner must meet all Virginia State Code requirements pertaining to the operation of a campground.
8. The property owner must meet all Health Department requirements and obtain any required Health Permits for the bathrooms, waste disposal, water supply, and food service.
9. The property owner must maintain all required liability insurance on the property.
10. No special events can take place unless the owner applies for and obtains approval through a Conditional Use Permit for an Event Venue which means hosting affairs, including but not limited to, banquets, dinners, parties, weddings, and the like.
11. There shall be no outdoor use of amplified music or sound.
12. The Planning Commission may review the Conditional Use Permit at the end of each year to ensure that the property owner/applicant is complying with all requirements and conditions.
13. The Board of Supervisors can process a CUP amendment to terminate the CUP based upon any violations. The process would require initiation by the Board of Supervisors of the Conditional Use Permit amendment to terminate, refer the proposed CUP to the Planning Commission, receive the Planning Commission's recommendation after a public hearing, then consider whether to terminate the CUP after the Board of Supervisor's public hearing.

Attachments

Application
Letter from owner requesting the public hearing be tabled
Adjacent property owner list and letters
Property owner letter
Public Notice
County Ordinances
Permits
Violation Letters
Zoning map
GIS map
Future Land Use Map
Plat submitted by applicant
Health Department Approval (pending)
VDOT correspondence
Pictures
Correspondence from neighbors
Petition
Roane Oak Trail road maintenance agreement

APPLICATION

CUP-01-22
Application # 3769



CONDITIONAL USE PERMIT APPLICATION

King William County
Department of Community Development
180 Horse Landing Rd. #4 King William, VA 23086
Phone (804) 769-4980 Fax (804) 769-2235

1. Owner: Charles Sneed
Name: Charles Sneed / Zebulon's Groto
Address: 281 Roane Oak Trail, KW, VA 23086
Phone Number: 804-240-7823

2. Applicant:
Name: Charles Sneed
Address: 281 Roane Oak Trail KW, VA
Phone Number: 804-240-7823

3. Property description:
(a) Size (acres): 36 Road frontage: 50
(b) Deed recorded in Deed Book _____ at Page _____
Plat recorded in Plat Book A at Page 241
Tax Map: 29 Section 72, Parcel D
(c) Zoning District: A/C

4. Hours of operation of the planned facility: 9am - Dark
and overnight for lodging guests

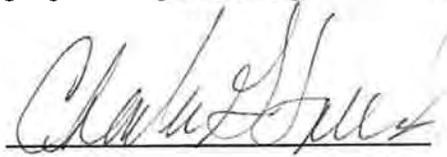
5. Describe water supply plans: Private

6. Describe sewage disposal plans: Private

7. Attach a statement describing how specific conditions stated in Article X, Sec. 86-451, of the Zoning Ordinance for the type of project planned will be met.

I hereby certify that the information presented in this application and on the accompanying site plan is complete and accurate to the best of my knowledge. County officials and employees are authorized to enter upon the property described herein during regular working hours for the purpose of performing assigned duties in connection with this application.

Signature of Owner or Applicant:

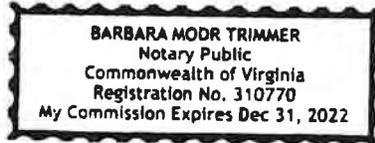


STATE OF: Virginia COUNTY OF: King William to-wit:

The foregoing instrument was acknowledged before me this 3 day of 2022.

Barbara Modr Trimmer
Notary Public

12/31/2022
My Commission Expires



Conditional Use Application Narrative for 'Campground'

For Zebulon's Grotto

May 3, 2022

Zebulon's Grotto was established in 2016 when the owner, Charles Snead obtained a Use by Right Bed & Breakfast Permit from King William County. Later in 2018 a Recreation Area Use and Tent Camping Area Use by Right were granted giving ZG the ability to house overnight guests within the (2 room) Bed & Breakfast as well as tent campers staying on the grounds. 4 Platform tent camping spots were added in 2020. The Recreation Area use allows paying guests to visit the grounds for swimming, fishing, boating and hiking without the requirement to stay as overnight guests.

Operating a business with multiple 'Uses by Right' has limitations which may be confusing and cumbersome to many. Zebulon's Grotto in seeking a Conditional Use allowing it to evolve to Campground status allowing it to be governed as a campground with allowable guest accommodations and associated services.

The property located at 281 Roane Oak Trail is in the A/C zoning district and the comprehensive plan for the county supports the placement of a campground at this location. The site is serviced by a private well and private septic system. As a campground ZG will offer guest rooms, permanent tent sites, primitive camping and limited RV acceptance. RVs will be restricted to a maximum length of 36ft to ensure maneuverability. The Preliminary plan allows for up to 6 pull thru RV parking sites. A black water dump station is shown on the preliminary plan.

The property is accessed via a neighbor shared access easement from state road Route 650 (Roane Oak Road) If approved, a second vehicular driveway entry gate (shown on the preliminary plan) will be installed to reduce the risk of any bottleneck of vehicles entering and exiting the property. In 2017 VDOT evaluated the entrance and determined that a low volume commercial entrance asphalt paved entrance apron would be required. The asphalt would encompass the current width of the entry and be a minimum of 35ft in depth. A construction detail drawing is included in the preliminary site plan prepared for the submittal. Standard roadway width within the campground will be 24ft wide with wide gentle turning radii.

Existing detached guestrooms will serve as "rooms or cabins" for transient guests; as well as the permanent tent sites on wooden platforms. Overnight accommodations and recreational visits would be reservation only. Hours of operation are 9am until Dark (Daily) unless a reservation for overnight lodging is approved.

9 new primitive camp sites are shown on the preliminary plan. 2 HCP parking spaces are shown on the preliminary plan as well as a food service café with outdoor dining.

(2) new washrooms are shown on the preliminary plan with sinks, flushing toilets, showers and laundry facilities. Additional septic will need Health Department approval. Standard electrical service is planned with the addition of solar in the near future. (2) electric car charging stations are planned.

Sport games are also planned for the site including Frisbee golf, volleyball, basketball but not shown on the preliminary plan.

The existing 4 acre lake provides beauty and habitat support for wildlife, and offers swimming, canoeing, fishing. Boat rental, life jackets, and fishing tackle are supplied in the Existing Boathouse building near the lake. There are (2) screened gazebos and a small swimming dock around the lake for guest usage.

Per 'Campground description' Accessory structures or recreation facilities, washrooms, swimming pools, game courts and the like shall not be located closer than 100 feet to any campground boundary or closer than 200 feet to any lot in an R-1 suburban residence district. Noise restrictions for amplified music are limited to hours of 9am until 12midnight. Zebulon's Grotto does not and will not project amplified music beyond 11pm.

Projected Traffic Count for Zebulon's Grotto "Campground"

281 Roane Oak Trail, KW, VA 23086

May 3, 2022

January (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
2	0	0	0	0	2	3

February (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
2	0	0	0	0	2	3

March (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
4	0	0	0	0	4	8

April (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
12	0	0	4	4	12	16

May (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
20	8	8	8	8	20	35

June (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
35	10	10	10	12	35	50

July (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
40	15	15	15	15	35	60

Aug (Ave Weekly Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
50	20	20	20	20	40	70

Sept (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
40	15	15	15	15	35	60

Oct (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
35	10	10	10	10	30	50

Nov (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
20	8	8	8	8	25	35

Dec (Ave Weekly Total Daily Visitorship)

Sun	Mon	Tue	Wed	Thur	Fri	Sat
8	2	2	2	2	6	10

King William County

Date: 05/03/2022 Time: 02:49 PM

Invoice Payment

Customer: 0-000474
Name: SNEAD CHARLES

in person

Invoice: 22-04318
Permit App Id: 3769
Item 1 2,500.00
CONDITIONAL USE - ACCESSORY

2,500.00

Chk#: 2197
Batch Id: KL050322
Ref Num: 4206 Seq: 23 to 23

Cash Amount:	0.00
Check Amount:	2,500.00
Credit Amount:	0.00

Total:	2,500.00

Thank You for your payment!

LETTER FROM OWNER
REQUESTING THE PUBLIC HEARING BE TABLED

June 13, 2022

Ms. Sherry L. Graham
Director of Planning
King William County Planning Department
180 Horse Landing Road, No. 4
King William, VA 23086

RE: Request to Postpone BOS Meeting for CUP 01-22

Dear Ms. Graham,

Regarding the next level of KW County's Hearings for my application for a Campground Permit; there are several issues I am still resolving so that I might be better prepared for the BOS hearing for CUP 01-22.

I am requesting a postponement until the Monday August 22nd meeting. The items needing resolution include but are not limited to:

KW Health Dept. approval of a new septic system for a new bathhouse for recreation area users and campers.

Sight Distance Surveying for the intersection of Roane Oak Road and Roane Oak Trail.
and

Resolution of issues with KW Building Dept.

Thank you and I look forward to your favorable reply to my request to postpone the BOS hearing.

Thank you.

Sincerely,



Mr. Charles G. Snead
281 Roane Oak Trail
King William, VA 23086

ADJACENT PROPERTY OWNER LIST AND LETTERS

Victor G Einarsson
Debra Einarsson
397 Roane Oak Trail
King William, VA 23086

Alan E Cosby Jr
60 Roane Oak Trail
King William, VA 23086

Robert Leon Wainwright
Margaret C Wainwright
117 Roane Oak Road
King William, VA 23086

PL Mason Family Living Trust
392 Roane Oak Trail
King William, VA 23086

Olivia J Stokely
463 Roane Oak Road
King William, VA 23086

Thomas Fox Jr
15377 W River Road
King William, VA 23086

PL Family Living Trust
329 Roane Oak Trail
King William, VA 23086

Jean F Stokely
463 Roane Oak Road
King William, VA 23086

Thomas M and Ellen Davidson
15271 West River Road
King William, VA 23086

Richard H Meador
Terry H Meador
230 Roane Oak Trail
King William, VA 23086

Betty Anne Farmer Johnson
Edmond Walker Johnson
414 Roane Oak Road
King William, VA 23086

Uppowoc LLC
5700 Williamsburg Landing Dr
Williamsburg, VA 23185

Amanda Rae Mills
112 Roane Oak Trail
King William, VA 23086

Marie L Edwards Trustee
Holly E James Trustee
Robert L Edwards Trustee
6125 Green Haven Drive
Mechanicsville, VA 23111

**Charles Snead
CUP-01-22
281 Roane Oak Trail
Tax Map Parcel 27-72D**

Victor G Einarsson
Debra Einarsson
397 Roane Oak Trail
Tax Map Parcel 29-72E
Zoned A-C

PL Mason Family Living Trust
392 Roane Oak Trail
Tax Map Parcel 29-72C
Zoned A-C

PL Family Living Trust
329 Roane Oak Trail
Tax Map Parcel 29-72C1
Zoned A-C

Richard H Meador
Terry H Meador
230 Roane Oak Trail
Tax Map Parcel 30-3B1
Zoned A-C

Joshua W Wright
170 Roane Oak Trail
Tax Map Parcel 30-3B
Zoned A-C

Uppowoc LLC
5700 Williamsburg Landing Dr
Tax Map Parcel 29-72
Zoned A-C

Thomas Fox Jr
15377 W River Road
Tax Map Parcel 29-75A
Zoned A-C

Amanda Rae Mills
112 Roane Oak Trail
Tax Map Parcel 30-3A1
Zoned A-C

Alan E Cosby Jr
60 Roane Oak Trail
Tax Map Parcel 30-3A
Zoned A-C

Olivia J Stokely
463 Roane Oak Road
Tax Map Parcel 30-6D
Zoned A-C

Betty Ann Farmer
Edmond Walker Farmer
414 Roane Oak Road
Tax Map Parcel 30-6C
Zoned A-C

Jean F Stokely
463 Roane Oak Road
Tax Map Parcel 30-6A
Zoned A-C

Thomas M and Ellen Davidson
15271 West River Road
Tax Map Parcel 29-72
Zoned A-C

Marie L Edwards Trustee
Holly E James Trustee
Robert L Edwards Trustee
6125 Green Haven Drive
Tax Map Parcel 29-78
Zoned A-C



King William
County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

July 1, 2022

**RE: Notice to Adjacent Property Owners
Request for Conditional Use Permit 01-2022
Tax Map Parcel: 29-72D
Owner/Applicant: Charles Snead/Zebulon's Grotto**

Dear Property Owner:

The King William County Board of Supervisors will hold a Public Hearing on Monday, July 25, 2022, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to receive public comment on the following matter:

A request for Conditional Use Permit 01-2022 to operate a campground which will consist of four platformed campsites, a larger platformed gazebo, six recreational vehicle sites, a primitive tent camping area and nine additional camp sites. The property is located at 281 Roane Oak Trail, tax map parcel 29-72D. The property consists of approximately 35.8 acres and is zoned A-C (Agricultural-Conservation).

You are being notified of this hearing because your property is adjacent to or in close proximity to the above-stated request. All interested persons may appear and present their views at the above time and place, or via the Zoom Meeting, as applicable. Those attending via Zoom **must preregister** at kingwilliamcounty.us by noon on the day of the meeting. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086; by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Board Members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

Sherry L. Graham
Director of Planning

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964

PROPERTY OWNER LETTER



King William County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

July 1, 2022

Mr. Charles Snead
Zebulon's Grotto
281 Roane Oak Trail
King William, VA 23086

RE: Application for a Conditional Use Permit

Dear Mr. Snead:

The King William County Board of Supervisors will hold a Public Hearing on Monday, July 25, 2022, at 7:00 p.m. in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia and via Zoom to consider your request for a conditional use permit in order to operate a campground on your property located at 281 Roane Oak Trail.

Your attendance is strongly encouraged. If you have any questions, please do not hesitate to call me at 804-769-4978.

Sincerely,

Sherry L. Graham
Director of Planning

PUBLIC NOTICE

King William County Public Hearing Notice

The King William County Board of Supervisors will hold a Public Hearing on Monday, July 25, 2022, at 7:00 p.m., or as soon thereafter, in the Board Meeting Room of the County Administration Building, 180 Horse Landing Road, King William, Virginia, and **via Zoom** to receive public comments on the following matters:

CUP-01-2022: Applicant/Owner – Charles Snead

A request for a Conditional Use Permit in order to permit a campground on the property located at 281 Roane Oak Trail. The property consists of approximately 35.8 acres and is zoned A-C (Agricultural-Conservation). The property is in the Courthouse District.

All interested persons may appear and present their views in person or via **Zoom Meeting** as applicable. Those attending via Zoom **must preregister** at kingwilliamcounty.us by noon on the day of the meeting. If a member of the public cannot attend, comments may be submitted by mail to 180 Horse Landing Road, #4, King William, VA 23086: by email to sgraham@kingwilliamcounty.us or by calling 804-769-4980. Comments received by 12:00 noon on the day of the hearing will be distributed to Board Members and made a part of the public record. All records pertaining to this matter may be viewed in the Office of Community Development at 180 Horse Landing Road, King William, VA during regular business hours. Anyone needing assistance or accommodations under the provisions of the American with Disabilities Act should contact the Office of Community Development at (804)769-4978 or sgraham@kingwilliamcounty.us.

By Authority of
Sherry L. Graham

Director of Community Development

Ad to run in the Tidewater Review, July 13th and July 20th, 2022, Edition

COUNTY ORDINANCES

King William County Zoning and Subdivision Ordinance

- *Bulk* means the size and shape of a building or structure and its relationship to other buildings, to the lot area for a building, and to open spaces and yards.
- *Camper or camping trailer*. See *Recreational vehicle*.
- *Campground* means any area, place, parcel, or tract of land, by whatever name called, on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions, and easements, including any travel trailer camp, recreation camp, family campground, camping resort, or camping community. "Campground" does not mean a summer camp, migrant labor camp, or park for manufactured homes as defined in this section and in §§ 32.1-203 and 36-85.3, or a construction camp, storage area for unoccupied camping units, or property upon which the individual owner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines.
- *Camp, day or youth* means an establishment, either publicly or privately owned, with its services designed for the recreation and education of youth. However, this facility does not accommodate the overnight stay of its patrons.
- *Camp, recreational* means an establishment consisting of facilities used periodically by an association of persons where seasonal accommodations for recreational purposes are provided to the members of the association.
- *Campsite* means a site with or without connections to water supply, electrical service, or sewage systems, used by one camping unit.
- *Camp unit* means a tent, camping cabin, recreational vehicle, camping trailers, pick-up campers, yurts, or other type of portable shelter intended, designed, or used for temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel.
- *Canopy* means a detachable, roof-like cover, supported from the ground, or deck, floor, or walls of a building, for protection from sun and weather.
- *Carport* means a roofed space having one or more sides open to the weather, primarily designed or used to park motor vehicles. In no case shall a carport be located in any required front or side yard.
- *Car wash* means a facility for the washing and cleaning of vehicles. Typical uses include automatic conveyor machines and self-service car washes.
- *Cemetery* means a place for interment of human or animal remains, above the ground or below the ground, with or without sale of lots. A cemetery includes all uses necessarily or customarily associated with interment of human remains, including benches, ledges, walls, graves, roads, paths, landscaping, and soil storage consistent with federal, state, and local laws on erosion sediment control. Additionally, a cemetery includes mausoleums, columbaria, chapels, administrative offices, and maintenance and storage areas (Code of Virginia §15.2-2288.5).
- *Central sewage system* means a system which provides for sewage collection, treatment, and disposal for a single development. This does not include on-site individual lot systems.
- *Central water system* means a system which provides for water distribution for a single development. This does not include on-site individual lot wells.
- *Certificate of occupancy* means a document issued by the building official allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all applicable County codes and ordinances.
- *Chesapeake Bay Preservation Area (CBPA)* means any land designated by the County pursuant to the Chesapeake Bay Preservation Area and Management Regulations, 9 VAC 25-830 et seq.,

King William County Zoning and Subdivision Ordinance

- *Primary highway* means a highway designated as a state primary highway or U.S. highway by the adopted comprehensive plan of the County or by the Virginia Department of Transportation (VDOT).
- *Property* means any tract, lot, parcel or several of the same collected together for the purpose of subdividing.
- *Public assembly* means facilities that accommodate public assembly for sports, amusements, or entertainment purposes. Typical uses include auditoriums, sports stadiums, convention facilities, and incidental sales and exhibition facilities.
- *Public building* means a building, or part thereof, owned or leased and occupied and used by an agency or political subdivision of the United States of America, the Commonwealth, a county or a town or city.
- *Public maintenance and service facility* means a public facility supporting maintenance, repair, vehicular or equipment servicing, material storage, and similar activities including street or sewer yards, equipment services centers, and similar uses having characteristics of commercial services or contracting or industrial activities.
- *Public park and recreational area* means publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheaters, game preserves, open spaces, and other similar uses. This shall not include Public recreation assembly.
- *Public recreation assembly* means publicly-owned and operated community, civic, or recreation centers, year-round swimming facilities, or indoor performing arts/auditoriums.
- *Public water and sewer system* means a water or sewer system owned and operated by a municipality or County, or owned and operated by a corporation approved by the Board of Supervisors and properly chartered and certified by the State Corporation Commission, and subject to special regulations as set forth in this ordinance, or the County ordinances.
- *Railroad facility* means an area of land, a portion of which is covered by a system of tracks that provides for the making up of trains by one or more railroads or private industry concerns. Necessary functions of a rail facility include but are not limited to the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of cars, trains, engines, locomotives, and rolling stock.
- *Recreation, active* means those recreational pursuits which require physical alteration to the area in which they are performed including, but not limited to, pedestrian ways, bikeways, tennis courts, swimming and boating areas, playgrounds, and play fields.
- *Recreation, passive* means recreational activities that generally do not require a developed site such as hiking, horseback riding, and picnicking.
- *Recreation facility, private* means a private recreational facility for use solely by the residents and guests of a particular residential development, planned unit development, or residential neighborhood, including indoor and outdoor facilities. These facilities are usually proposed or planned in association with development and are usually located within or adjacent to such development.
- *Recreation facility, public* means a publicly owned or operated recreation facility.
- *Recreational vehicle* means a vehicular type or portable structure without a permanent foundation which can be towed, hauled, or driven and primarily designed as temporary living accommodations for recreational, camping, and travel use and including, but not limited to; travel trailers, truck campers, camping trailers and self-propelled motor homes.
- *Recreational vehicle sales and service* means the retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

King William County Zoning and Subdivision Ordinance

Uses by Category	A-C	R-R	R-1	B-1	B-2	I
Automobile dealership					R	
Bed and breakfast	R	C		R		
Boarding house (Rooming house)	C			C	C	
Brewery or distillery					R	R
Brewpub or tasting room				R	R	R
Campground	C					
Camp, day or youth	C					
Camp, recreational	C					
Car wash				C	R	
Commercial indoor amusement				R	R	
Commercial indoor entertainment				R	R	
Commercial indoor sports and recreation					R	R
Commercial outdoor entertainment				C	C	R
Commercial outdoor sports and recreation	C			C	C	C
Commercial vehicle repair service					R	R
Consumer repair service				R	R	
Convalescent home				R	R	
Crematory				R	R	R
Day care center				R	R	
Equipment sales and rental					R	R
Event venue	C	C	C	C	C	
Extermination business					R	R
Family day home (5-12 individuals)	C	C	C			
Farm supply and service establishment					R	
Farmer's market	R			R	R	
Financial institution				R	R	

King William County Zoning and Subdivision Ordinance

6. Physical and aesthetic impact of required off-street parking shall not be detrimental to the existing character of the house and lot or to the surrounding neighborhood.
7. Any additions or modifications for the bed and breakfast shall be residential in appearance and compatible with the original structure and surrounding structures and the overall footprint of the original structure.
8. Bed and breakfasts are to be integrated into the residential fabric of the neighborhood in which they are located. A proposed bed and breakfast should not affect the integrity or character of the single-family residential neighborhood for which it is proposed.
9. Off-street parking shall be screened from surrounding family residences by landscaping or fencing which is compatible with the neighborhood.
10. Guest rooms shall not have cooking facilities.
11. The maximum stay for a guest shall be 14 days.
12. Bed and breakfast establishments are permitted solely to provide lodging and breakfast accommodations. Additional activities, including receptions, parties and other events, are not permitted unless specifically authorized by the conditional use permit. Authorization for additional activities will be based on the suitability of the house and property for hosting such events. Specific consideration will be given to the floor plan of the house, the proximity of the house to neighboring houses, the size of the lot, provisions to buffer the effects of such activities from adjacent property and the ability to provide parking for such events.
13. Bed and breakfast establishments must be occupied by the owner except as outlined in the definitions.

Sec. 86-184. Camp, day or youth.

1. The youth group cabin and campgrounds are for the exclusive use of youth groups, which are defined as recognized, nonprofit organizations, or affiliated with a school, church, or recognized youth organization whose members are 17 or younger. A recognized group must be organized with by-laws, have an Article of Incorporation filed with the Secretary of State, and be insured with a current certificate of insurance on file.
2. Only members of qualifying groups with their accompanying leaders may camp in these areas.
3. Adult supervision of one group leader 21 or older for every 10 members 17 or younger is mandatory for the duration of the stay.

Sec. 86-185. Campgrounds or camping area.

4. The area shall contain not less than two contiguous acres.
5. The overall density of camping sites shall not exceed 20 units per acre, and no site shall be less than 2,000 square feet in area.
6. The camping area shall be properly located with respect to access roads and existing and future developed areas.
7. The camping area shall comply with all sanitary and other requirements prescribed by law or regulations.
8. The overall design shall evidence a reasonable effort to preserve the natural amenities of the site.
9. Accessory structures or recreation facilities, washrooms, swimming pools, game courts, and the like shall not be located closer than 100 feet to any campground boundary or closer than 200 feet to any property line.

King William County Zoning and Subdivision Ordinance

10. Campsites in a campground are limited to one camping unit and a maximum of 6 persons or immediate family members.
11. No person directly or indirectly, shall conduct, control, manage, operate, or maintain a campground, or offer campsites for occupancy within the County without first making application for and receiving a valid permit from the Health Department for the operation of the campground or campsite.
12. Camping is limited to 14 consecutive days.

Sec. 86-186. Car wash.

All car washes shall comply with the following general standards:

1. Car washes shall be located and designed so that vehicular circulation does not conflict with traffic movements in adjacent streets, service drives, and/or parking areas.
2. Car washes shall be constructed in a design similar to the building character of the surrounding area.
3. Parking shall be located behind the front line of the principal building.
4. Any use that has a car wash shall treat the car wash as a primary use
5. No sales, repair, or outside storage of motor vehicles shall be conducted on the site.

Sec. 86-187. Commercial outdoor sports and recreation.

1. Commercial outdoor sports and recreation areas shall include screening and buffering in accordance with the landscape section of this ordinance.
2. Where nighttime lighting is proposed, it shall be fully shielded, and large evergreen trees shall be required to appropriately screen adjoining residences.

Sec. 86-188. Crematories.

1. The minimum lot size is ten contiguous acres.
2. The minimum setback to existing off-site dwellings not owned by the subject property owner shall be 200 feet.
3. The minimum setback to property lines and/or rights-of-way not owned by the subject property owner shall be 100 feet.
4. The unit may not be used for disposal of waste, household trash, or garbage.
5. Only one animal or human may be cremated at a time.
6. The unit shall either be fully concealed within a building to appear as a garage, shed, barn or other permitted residential or agricultural accessory structure or shall be fully screened from view from adjacent properties not owned by the subject property owner and any public roads, rights-of-way or easements, by an opaque fence, new evergreen plantings, existing vegetation or natural topography, which must be maintained or replaced as needed to screen the unit.
7. The unit shall be located or constructed so that deliveries and pick-ups for cremation shall not be at any time visible from adjacent properties not owned by the subject property owner and any public roads, rights-of-way, or easements.
8. Any subjects not cremated immediately upon delivery shall be kept in refrigerated storage to prevent decomposition.
9. There shall be no on-site burials.
10. No on-site advertising signage shall be permitted for the use.

PERMITS



Zoning/Land Disturbance Permit Application

King William County
Community Development Dept. (804) 769-4969 • Fax: (804) 769-2235
180 Horse Landing Road #4 • King William, Virginia 23086

SEP 12 2018

Property Owner Charles Sneed Ph. # 804-240-7823
Mailing Address 281 Roane Oak Trail KW 23086
Email charles.sneed428@gmail.com

Applicant (if different from Owner) (Same) Ph. # _____
Mailing Address _____
Email _____

Address of subject property _____
Tax Map Number 29-72D Zoning District A-C Subdivision _____
Lot Size 35.8 AC Building Height _____ Land Disturbed _____

Proposed Setbacks: Front _____ Side (1) _____ Side(2) _____ Rear _____
Utilities: Public Water Public Sewer Private Well Private Septic Alternative System

Current/Last Occupant SFD Current/Last Use _____
New Occupant _____ New Use _____

New structure square feet _____ Description of work to be completed, Camp Site, Recreational Use

Check all Permits being applied for:

- Zoning
- Land Disturbance (Residential requires an upfront fee of \$150, plus \$20 per inspection which is due prior to issuance of a Certification of Occupancy)

I hereby certify that I am the owner of this property or that I have the authority of the owner to make application, that the information given is correct.

Name Charles Sneed Print [Signature] Signature Date 9/12/2018

FOR STAFF USE ONLY - DO NOT WRITE IN THIS AREA

Proffer? Y N \$ _____ Flood Zone _____ RPA on site? Y N

Site Plan, CUP, REZ, etc. # _____ Fees \$ 75.00

Zoning Permit: Approved Denied [Signature] Date: 09/12/2018
Land Disturbance Permit: Approved Denied _____ Date: _____

Application is hereby made for a Zoning and/or Land Disturbance Permit. It will be relied upon for the issuance of a building permit and/or Certificate of Occupancy. It is understood and agreed by this applicant that any error, misstatement or misrepresentation, either with or without intention on the part of this applicant, may cause disapproval of this application or shall constitute sufficient grounds for the revocation of such permit. Completion of this application acknowledges permission to access property. No building permit, manufactured home permit or occupancy permit shall be issued by the Building Official unless the Zoning Administrator first shall have issued a "zoning permit" which acknowledges that the proposed use, structure or building complies with the provisions of the County's Zoning Ordinance or authorized variance therefrom. (Sec. 86-93 (a) of Zoning Ordinance). A final inspection by the Zoning Administrator is required prior to a final Certificate of Occupancy for any Commercial or Industrial Use.

Revenue Transmittal Planning/Building Department King William County, VA

7-22-22

Date

Name:

Subdivision:

Address:

Permit No:

Tax Map No:

<u>Dept.</u>	<u>Description</u>	<u>Amount</u>
COPIES	Sale Of Copies (Maps, Data, Etc.)	\$ _____
CONUSE	Conditional Use/Rezoning Ap.	\$ _____
VARINC	Variance Applications	\$ _____
APPEAL	Appeals Fees-Zoning Decisions	\$ _____
HISREV	Hist. Pres. & Architectural Review Bd.	\$ _____
SITE	Site Plan	\$ _____
SIGN	911 Road Sign Maintenance	\$ _____
BOND	Escrow Acct. for Cash Bonds	\$ _____
ERSE	Erosion/Sediment Control	\$ _____
PROF	Cash Proffers	\$ _____
SUBD	Subdivision Application	\$ _____
WETL	Wetlands Board	\$ _____
ZPER	Zoning Permits	\$ <u>205.00</u>
BPER	Building Permits	\$ _____
SURC	Building Permit Surcharge	\$ _____
PLNR	Building Plans Review Fee	\$ _____
RENSP	Re-Inspection Fee / Penalty	\$ _____
FPCP	Fire Prevention	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

TOTAL REMITTANCE TO TREASURER \$ 205.00

 7/20/22

Signature and Date
Planning Office

Signature and Date
Treasurer's Office



Business license obtained 7/00/16
 Checking w/VOH on well requirements
Zoning/Land Disturbance Permit Application

King William County
 Community Development Dept. (804) 769-4969 • Fax: (804) 769-2235
 180 Horse Landing Road #4 • King William, Virginia 23086



Property Owner Charles Sneed, Arild Trent Ph. # 304-240-7823
 Mailing Address 281 Roane Oak Trail, KW, Va 23086
 Email Charles.sneed428@gmail.com

Applicant (if different from Owner) (same) Ph. # _____
 Mailing Address _____
 Email _____

Address of subject property _____
 Tax Map Number 29-72D Zoning District A-C Subdivision none
 Lot Size 35.80 AC Building Height 24 Land Disturbed 0
 Proposed Setbacks: Front _____ Side (1) _____ Side(2) _____ Rear _____
 Utilities: Public Water Public Sewer Private Well Private Septic Alternative System
 Current/Last Occupant SFD Current/Last Use SFD
 New Occupant _____ New Use _____
 New structure square feet 1,400 Description of work to be completed, Existing home to be converted to Bed & Breakfast

Check all Permits being applied for:

Zoning

Land Disturbance (Residential requires an upfront fee of \$150, plus \$20 per inspection which is due prior to issuance of a Certification of Occupancy.)

I hereby certify that I am the owner of this property or that I have the authority of the owner to make application, that the information given is correct.

Name Charles Sneed Charles Sneed Date 4/15/2016
 Print Signature

FOR STAFF USE ONLY - DO NOT WRITE IN THIS AREA

Proffer? Y N Flood Zone _____ Disturbance within RPA? Y N

Site Plan, CUP, REZ, etc. # _____ Fees \$50

Zoning Permit: Approved Denied DNW SPM Date: 4/19/16
 Land Disturbance Permit: Approved Denied _____ Date: _____

Application is hereby made for a Zoning and/or Land Disturbance Permit. It will be relied upon for the issuance of a building permit and /or Certificate of Occupancy. It is understood and agreed by this applicant that any error, misstatement or misrepresentation, either with or without intention on the part of this applicant, may cause disapproval of this application or shall constitute sufficient grounds for the revocation of such permit. Completion of this application acknowledges permission to access property. No building permit, manufactured home permit or occupancy permit shall be issued by the Building Official unless the Zoning Administrator first shall have issued a "zoning permit" which acknowledges that the proposed use, structure or building complies with the provisions of the County's Zoning Ordinance or authorized variance therefrom. (Sec. 86-93 (a) of Zoning Ordinance). A final inspection by the Zoning Administrator is required prior to a final Certificate of Occupancy for any Commercial or Industrial Use.

Revenue Transmittal Planning/Building Department King William County, VA

Date

Name: _____

Subdivision: _____

Address: _____

Permit No: _____

Tax Map No: _____

<u>Dept.</u>	<u>Description</u>	<u>Amount</u>
COPIES	Sale Of Copies (Maps, Data, Etc.)	\$ _____
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BPER	Building Permits	\$ _____
SURC	Building Permit Surcharge	\$ _____
PLNR	Building Plans Review Fee	\$ _____
RENSP	Re-Inspection Fee / Penalty	\$ _____
FPCP	Fire Prevention	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
TOTAL REMITTANCE TO TREASURER		\$ _____

Signature and Date
Planning Office

Signature and Date
Treasurer's Office

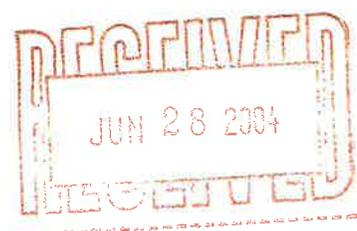
13-2007
281 Rocne Oak Rd
KW 23086

Designated Lien Agent:
Address:
Phone:

**King William County
Building Residential Application**

PO Box 215
King William, Virginia 23086
(804) 769-4934

Called
7-28-04
HW



Owner Charles Sneed Contractor Same
Address 2600 Lamb Ave Address _____
Richmond, Va 23222
Phone 240-7823 Phone _____
Fax 321-7460 Fax _____

Tax Map # 29-72 D Subdivision Name none

Directions To Site Turn Rt onto 650 e VDOT Shed go 1/8 mi turn left on gravel road go 1/4 mile to house site.
Addition: Alteration: New Construction: Temporary Construction:

Utility Company: _____ Inquiry Number: _____ (for power connection)

Water: Private/Public Sewer: Private/Public Health Permit No. _____

1st Floor _____ sq.ft. 2nd Floor _____ sq.ft. Unfinished _____ sq.ft.

Basement _____ sq.ft. Detached Garage _____ sq.ft. Attached Garage _____ sq.ft.

Porch _____ sq.ft. Deck _____ sq.ft. # Stories _____ # Units _____

Building Height _____ ft. # Bedrooms _____ # Bathrooms _____ # Rooms _____

Fireplace: Masonry: _____ Wood/Gas Prefab: _____ Wood/Gas Other: _____

Truss System: Exterior: Cinder Block Interior: _____

Other Work: Shed 19 x 23

Cost of Construction \$ 10,000

Office Use Only
Use Group R Use Code R3 Fed Use Code 434 Construction Type 5B Zoning _____ Area _____

Building Fee \$ 116.56 + State Levy \$ 2.04 = Total \$ 118.60

ISSUANCE OF THIS PERMIT SHALL NOT BE HELD TO BE AN APPROVAL OF A VIOLATION OF ANY PROVISION OF COUNTY ORDINANCES OR STATE LAWS. I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION AND USE.

Applicant Charles Sneed Date 6/28/04

BY: _____
Authorized Agent

47431
1457

Wills County
 Wills, MO 64094
 Wills

WILLS COUNTY

WILLS COUNTY
 WILLS
 WILLS COUNTY
 WILLS COUNTY
 WILLS COUNTY

OWNER NAME/ADDRESS: [REDACTED]
 CITY: [REDACTED] STATE: [REDACTED]
 PLANT: [REDACTED]

PROPERTY INFORMATION: [REDACTED]
 PROPERTY TYPE: [REDACTED]
 AREA: [REDACTED]

CONSTRUCTION NOTES: [REDACTED]

USE TYPE: RESIDENTIAL
 TYPE: NONHABITABLE

PLUMBING REQUIREMENTS:
 # SINKS: 3
 # DISHWASHER: 1
 # TOILETS: 1
 # SHOWERS: 1
 # BATHS: 1
 # CUPBORDS: 1
 # REFRIGERATOR: 1
 # STOVE: 1
 # WASHING MACHINE: 1
 # DRYER: 1
 # WATER HEAT: 1
 # HOT WATER: 1
 # SUMP PUMP: 1
 # OTHER: 1

JOB VALUE: \$1,500.00
 PERMIT FEE: 25.00
 STATE FUNDING: 1.00
 OTHER FEES: 0.00
 TOTAL FEE: 26.00

ISSUANCE OF THIS PERMIT SHALL NOT BE HELD TO EXEMPT OR TO BE AN
 APPROVAL OF THE VIOLATION OF ANY PROVISION OF ANY ORDINANCE
 OR ANY STATE LAW. I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS
 APPLICATION AND KNOW THE DATES TO BE TRULY AND ACCURATELY
 WITH ALL COUNTY ORDINANCES AND STATE LAW RELATIVE TO PLUMBING
 CONSTRUCTION AND USE.

REQUIRED SIGNATURES

ISSUED BY

King William County
King William, VA 23061
King William, VA 23061

ELECTRICAL PERMITS

ISSUE NO: 2022-000000-000
ISSUE DATE: 08/01/2022
ISSUE TYPE: ELECTRICAL
ISSUE STATUS: PENDING
ISSUE DATE: 08/01/2022

OWNER NAME/ADDRESS: KING WILIAM, 10000 KING WILIAM, VA 23061
PERMIT NO: 2022-000000-000
CONTRACTOR NAME/ADDRESS: [REDACTED]

PERMIT TYPE: ELECTRICAL
PERMIT VALUE: 1,400.00
ISSUE DATE: 08/01/2022
ISSUE STATUS: PENDING
ISSUE TYPE: ELECTRICAL
ISSUE STATUS: PENDING

CONTRACTOR SIGNATURE: [REDACTED]
DATE: 08/01/2022

ISSUE NO: 2022-000000-000
ISSUE DATE: 08/01/2022
ISSUE STATUS: PENDING
ISSUE TYPE: ELECTRICAL
ISSUE STATUS: PENDING

ISSUE NO: 2022-000000-000
ISSUE DATE: 08/01/2022
ISSUE STATUS: PENDING
ISSUE TYPE: ELECTRICAL
ISSUE STATUS: PENDING

JOB VALUE:	1,400.00
PERMIT FEE:	25.00
STATE DISBURSE:	0.00
TOTAL FEE:	25.00

ISSUANCE OF THIS PERMIT DOES NOT BE HELD TO BE AN APPROVAL OF A VIOLATION OF ANY PROVISION OF COUNTY ORDINANCES OR ANY STATE LAWS. I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION AND USE.

ISSUED BY: [REDACTED]
ACQUIRED SIGNATURES: [REDACTED]

1100 1/2 West Street
 Wind Hill, VA 22095
 (703) 463-1100

USE ONLY FOR RESIDENTIAL

PERMIT NUMBER: 00000000 - 2000
 ISSUE DATE: 1/1/00
 EXPIRES DATE: 1/31/2000
 EXPIRES DATE: 3/31/2000
 EXPIRES DATE: 3/31/2000

OWNER NAME ADDRESS CITY ADDRESS COUNTY OF VIRGINIA ZIP
 OWNER CHARLES 2500 ROYAL HILL ROAD 2500 ROYAL HILL ROAD 250000
 PHONE: 480-7605 PHONE: 480-7605

PERMIT TYPE: 25-0000 DESCRIPTION OF CONSTRUCTION: 25-0000 SECTION 2: 25-0000
 25-0000 HEALTH CARE SO. 25-0000 SECTION 2: 25-0000
 25-0000 25-0000 25-0000 25-0000

REVISIONS TO CITY: 25-0000 25-0000 25-0000 25-0000

USE ONLY FOR RESIDENTIAL USE ONLY - RESIDENTIAL UNITS 25-0000 25-0000
 PERMIT TYPE: 25-0000

PERMIT TYPE: 25-0000 25-0000 25-0000 25-0000
 25-0000 25-0000 25-0000 25-0000
 25-0000 25-0000 25-0000 25-0000
 25-0000 25-0000 25-0000 25-0000

JOB VALUE: 10,000.00
 PERMIT FEE: 100.00
 STATE SURCHARGE: 2.00
 OTHER FEES: 0.00
 TOTAL FEES: 102.00

APPROVAL OF THIS PERMIT SHALL NOT BE HELD TO PREVENT OR TO DENY
 APPROVAL OF A VIOLATION OF ANY PROVISION OF ANY ORDINANCE OF
 ANY STATE AND I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS
 APPLICATION AND KNOW THE SAME TO BE TRUE AND AGREE TO COMPLY
 WITH ALL COUNTY ORDINANCES AND STATE AND FEDERAL REGULATIONS RELATING
 TO CONSTRUCTION AND USE.

REQUIRED SIGNATURES

ISSUED BY

VIOLATION LETTERS



King William County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

April 21, 2022

Mr. Charles Snead
281 Roane Oak Trail
King William, VA 23086

**RE: Notice of Violation of 2018 Virginia Residential Code
281 Roane Oak Trail, Tax Map Number 29-72**

Dear Mr. Snead,

On Friday, March 18, 2022, your property located at 281 Roane Oak Trail was inspected and the following 2018 Virginia Uniform Statewide Building Code violations were found:

- Two freight containers located on the property that have been converted into a commercial kitchen.
 - Freight containers currently are not recognized by the 2018 Virginia Residential Building Code and therefore, cannot be used.
- You have constructed four roofed platforms for camping, and one has been closed in. There is also another roofed platform under construction.
 - Section 108 of the 2018 Virginia Uniform Statewide Building Code requires that a permit be obtained prior to commencing any construction activities. No permits have been issued for the construction of any of these platforms.
- There is also a detached guest house with two guest rooms. This structure was permitted as a storage building and not for occupancy.
 - No additional permits or approvals were issued for any work performed to changes the use and occupancy of this structure as required by the 2018 Virginia Uniform Statewide Building Code.
 - Section 116.1 of the 2018 Virginia Uniform Statewide Building Code requires permits and approvals prior to the change of occupancy.

Please be advised that you have **Thirty (30) Days** to bring your property into compliance. Failure to do so will leave me no alternative but to pursue legal action.

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4980 • Fax: 804-769-2235 • www.kingwilliamcounty.us

You have the right to appeal this notice of violation within **Thirty (30) Days** to the local Board of Building Code Appeals. Failure to submit an application for appeal as provided by law within the time limit established shall constitute acceptance of the Building Official's decision.

If you have any questions, please feel free to contact me at 804-769-4916.

Sincerely,



Matt Melton
Building Official

CERTIFIED MAIL



Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

April 20, 2022

Mr. Charles Snead
281 Roane Oak Trail
King William, VA 23086

RE: Notice of Violation, 281 Roane Oak Trail, Tax Map Parcel 29-72

Dear Mr. Snead,

On Friday, March 18, 2022, we inspected your property located at 281 Roane Oak Trail. The following zoning violations were found on the property:

- Freight containers located on the property.
 - The freight container located in the front yard currently being used to house equipment: You have applied for a Land Disturbance permit. As discussed on site, the freight container can stay on the property until you complete the land disturbance work in the area under the permit. Once the work has been completed, the freight container will need to be removed.
- Two freight containers located in the side yard that have been converted into a commercial kitchen:
 - Freight containers are only permitted in the industrial zoning districts of the County. Your property is not zoned to an industrial district. The freight containers will need to be removed.
- You have constructed four roofed platforms for camping, and one has been closed in. There is also another roofed platform for camping under construction. No zoning permits have been issued for the construction of any of these platforms. Under the zoning ordinance and approvals in place, you were permitted to have one camping area with a maximum occupancy of six people.
 - In order to have more than one camping area, you would need to apply for and have approved by the Board of Supervisors, a conditional use permit for a campground. The campground would further need to meet the requirements of Section 86-185 of the Ordinance.
 - Since you are only permitted one camping area, all other camping areas will need to be removed unless you receive such a conditional use permit and meet all other requirements.

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4980 • Fax: 804-769-2235 • www.kingwilliamcounty.us

- There is also a detached guest house with two guest rooms. This structure was permitted as an accessory storage building and not for occupancy. No additional zoning permits, or approvals were issued for any work performed to change the use and occupancy of this structure.
- You were approved for a Bed and Breakfast with two guest rooms and a maximum occupancy of eight people. Under Section 86-171 of the Ordinance which was in effect at the time that you obtained approval, guest rooms in a bed and breakfast, must be located in the primary residence. This is currently a nonconforming use under the referenced Ordinance and previous approval but is out of compliance with the approvals and therefore unlawful. If you cease your otherwise lawful nonconforming use for 24 months, you will lose your rights as a nonconforming use. To return to lawful use, you will need to do the following:
 - The two guest rooms will need to be relocated within the primary residence or your guest house will need to be attached to your primary residence. Zoning and building permits and inspections are required. The Bed and Breakfast must comply with Section 86-183 of the Ordinance.
 - The guest rooms will need to be converted back into an accessory storage building without occupancy if you do not plan to incorporate these rooms as part of your primary residence.

Please be advised that you have Thirty (30) Days to bring your property into compliance. Failure to do so will leave me no alternative but to pursue legal action.

You have the right to appeal this notice of violation to the local Board of Zoning Appeals within Thirty (30) Days in accordance with the Virginia State Code, Section 15.2-2311, after which time this matter will be considered final and not subject to an appeal. The filing fee for an appeal is \$1,000.00.

If you have any questions or need further information regarding these violations or the filing of an appeal, please do not hesitate to contact me at 804-769-4978.

Sincerely,



Sherry L. Graham
Director of Planning

Cc: County Administrator
Deputy County Administrator

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 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$ **7.33**

Sent To
Mr. Charles Sneed
 Street and Apt. No., or PO Box No.
281 Roane Oak Trail
 City, State, ZIP+4®
King William, VA 23086

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 \$

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

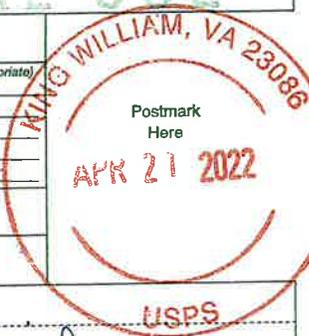
Postage
 \$

Total Postage and Fees
 \$ **7.33**

Sent To
Charles Sneed
 Street and Apt. No., or PO Box No.
281 Roane Oak Trail
 City, State, ZIP+4®
King William VA 23086

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

1189 1189 2349 0000 0000 0227 5101



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Mr. Charles Sneed
281 Roane Oak Trail
King William, VA 23086



2. Article Number (Transfer from service label)
15 1520 0000 2349 1189

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent
 Addressee

B. Received by (Printed Name)
Charles Sneed

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery



King William County
Est. 1702

Board of Supervisors

Office of
Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
C. Stewart Garber, Jr., Fourth District
Edwin H. Moren, Jr., Fifth District

December 17, 2021

Mr. Charles G. Snead
Mr. Arild O. Trent
101 W. Broad Street
#100A
Richmond, VA 23220

RE: 281 Roane Oak Trail, Tax Map Number 29-72D

Dear Mr. Snead and Mr. Trent,

It has come to our attention that you are clearing/excavating on your property at 281 Roane Oak Trail. All clearing/excavating activities must **cease immediately**.

A land disturbance permit is required for all work over 2,500 square feet. Anything less than 2,500 square feet will require a permit and an Agreement In-Lieu Of. If the work is in excess of 2,500 square feet, an erosion and sediment control plan will need to be submitted. Anything less than 2,500 will require the submittal of plan showing the limits of clearing and all erosion and sediment control measures. Any resource protection area is required on all plans.

Please contact me discuss a plan for bringing your property into compliance by **January 3, 2022**, so that further action from this office will not be necessary.

Your cooperation in this matter is greatly appreciated and if you have any questions, please contact me at sgraham@kingwilliamcounty.us or (804) 769-4978 to discuss the matter or have me view the property.

Sincerely,

Sherry L. Graham
Director of Planning

CERTIFIED MAIL

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4980 • Fax: 804-769-2235 • www.kingwilliamcounty.us



King William County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart, Fifth District

October 25, 2018

Mr. Charles G. Snead
101 W. Broad Street, #100A
Richmond, VA 23220

RE: **OFFICIAL NOTICE** of Zoning Code Violations
Zebulon's Grotto on Roane Oak Trail, Tax Map Parcel 29-72D

Dear Mr. Snead:

The following summarizes the permitted uses, non-compliance issues, and actions to comply with the King William County zoning code ordinances for the referenced property.

Permitted uses (Article V sec.86-173 TABLE OF PERMITTED USES):

- Bed and breakfast facility in a private home - by right in the A-C district (permit date 04/19/2016).
- Camping areas - by right in the A-C district (permit date 09/12/2018).
- Recreational uses or facilities such as golf courses, games courts, swimming pools, archery ranges, fishing and boating lakes, picnic grounds. Includes accessory sale of food, beverages, bait incidentals and supplies and equipment - by right in the A-C district (permit date 09/12/2018).

Non-compliance issues:

- Offering day passes and special events on the property.
- Allowing overnight guests exceeding the occupancy capacity of the bed and breakfast and permitted single camping area.

In order to be in compliance with the Zoning Ordinance, you must:

- Cease offering day passes and having special events at the property.
- Limit overnight guests to 8 for the bed and breakfast and 6 for the camping area.

You will have thirty (30) days from the date of this letter to achieve compliance and cease operation of any unpermitted use.

In accordance with Section 86-97 of the King William County Code, failure to comply with the directives of this letter may result in prosecution by the County and, if convicted, you may be guilty of a misdemeanor and subject to a fine of not more than \$1,000 each day such violation exists.

You have the right to appeal this Notice of Violation within thirty days in accordance with Virginia State Code Section 15.2-2311, after which time the matter shall be considered final and no longer subject to appeal. The fee for an appeal is \$1,000.

If you have any questions concerning this matter, please contact the Community Development Department at planningdir@kingwilliamcounty.us or 804-769-4969 for assistance. Thank you for your cooperation in this matter.

Sincerely,

Ron W. Etter
Director of Community Development

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964
www.kingwilliamcounty.us

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OFFICIAL USE

180 Horse Lane
 I Mail Fee \$ 3.35

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$.58

Total Postage and Fees \$ 7.33

Postmark Here
 KING WILLIAM, VA 23086
 JUN 17 2021

Sent To
 Charles Snead / Archivist
 Street and Apt. No., or PO Box No.
 106 W. Second St. # 100A
 City, State, ZIP+4®
 Richmond, VA 23220

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
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OFFICIAL USE

Certified Mail Fee \$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$.47

Total Postage and Fees \$ 6.67

Postmark Here

(Planning Dept.)

Se
 Mr. Charles Snead
 281 Roane Oak Trail
 King William, VA 23086

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1520 0000 2349 2377



King William County
Est. 1702

Board of Supervisors

Department of Community Development

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart, Fifth District

July 11, 2018

Mr. Charles G. Snead
101 W. Broad Street, #100A
Richmond, VA 23220

RE: **OFFICIAL NOTICE** of Zoning Code Violations, Articles, IV, X, and XVI.
Zebulon's Grotto on Roane Oak Trail, Tax Map Parcel 29-72D

Dear Mr. Snead:

It has come to the attention of the Planning Department that an illegal campground may be operating on the above referenced property. A campground in the A-C (Agricultural-Conservation) Zoning District is not allowed as a by-right use and requires the approval of a Conditional Use Permit per the Permitted Use Table in Article IV of the King William County Zoning Ordinance (Zoning Ordinance).

A Conditional Use Permit for a campground was withdrawn on this property in May 2017. Further discussions with County Staff following the withdrawal of the Conditional Use Permit was that a zoning permit for one camping area (one tent) could be obtained. After a review of the file, there is no approved application on file for the 'one' camping area.

In order to be in compliance with the Zoning Ordinance, you must cease operation of any unpermitted campground. You will have thirty (30) days from the date of this letter to cease operation of any unpermitted use. Failure to do so will result in King William County, through its agents/employees, initiating proceedings to remove the above referenced unpermitted campground.

In accordance with Section 86-97 of the King William County Code, failure to comply with the directives of this letter may result in prosecution by the County and, if convicted, you may be guilty of a misdemeanor and subject to a fine of not more than \$1,000 each day such violation exists.

You have the right to appeal this Notice of Violation within thirty days in accordance with Virginia State Code Section 15.2-2311, after which time the matter shall be considered final and no longer subject to appeal. The fee for an appeal is \$1,000.

If you have any questions concerning this matter, please contact the Community Development Department at planningdir@kingwilliamcounty.us or 804-769-4969 for assistance. Thank you for your cooperation in this matter.

Sincerely,



Bobbie Tassinari
County Administrator

180 Horse Landing Road, No.4 • King William, Virginia 23086
804-769-4969 • Fax: 804-769-4964
www.kingwilliamcounty.us



King William County
Est. 1702

Board of Supervisors

Wally Horton, AICP
Director of Community Development
180 Horse Landing Road #4
King William, VA 23086

William L. Hodges, First District
Travis J. Moskalski, Second District
Stephen K. Greenwood, Third District
David E. Hansen, Fourth District
Robert W. Ehrhart, Fifth District

October 21, 2016

Charles G. Snead
101 W. Broad Street, #100A
Richmond, VA 23220

RE: **OFFICIAL NOTICE** of Zoning Code Violations, Articles IV, X, and XVI.
Zebulon's Grotto on Roane Oak Trail Tax Map Parcel **29-72D**

Dear Mr. Snead,

It has come to the attention of the Planning Department that an illegal campground is operating on the above referenced property. A campground in the A-C (agricultural-conservation) Zoning District is not allowed as a by-right use and requires the approval of a Conditional Use Permit per the Permitted Use Table in Article IV of the King William County Zoning Ordinance (Zoning Ordinance). Conditional Use permits are to be in accordance with Article X and Article XVI of the Zoning Ordinance.

In order to be in compliance with the Zoning Ordinance, you must cease operation of the unpermitted campground. If you wish to have a campground use in the future, you will need to pursue a conditional use permit for the use.

I will allow thirty (30) days from the date of this letter for you to cease operation of the campground. Failure to cease operation of the campground will result in King William County, through its agents/employees, initiating proceedings to remove the above referenced unpermitted campground.

In accordance with Section 86-97 of the King William County Code, failure to comply with the directives of this letter may result in prosecution by the County and, if convicted, you may be guilty of a misdemeanor and subject to a fine of not more than \$1,000 each day such violation exists.

You have the right to appeal this notice of violation within thirty days in accordance with Virginia State Code section 15.2-2311, after which time the matter shall be considered final and no longer be subject to appeal. The fee for an appeal is \$600. Contact the Community Development Department for additional information regarding the filing of an appeal.

If you have any questions or once the property has been brought into conformance, please contact me at planningdir@kingwilliamcounty.us or (804) 769-4973.

Sincerely,

Wally Horton
Director of Community Development

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Postage	\$ 1.46 ⁵
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.46⁵



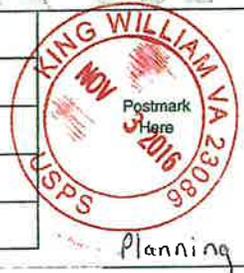
Sen.
 Street or P.O. Box: Charles G. Snead
 City: 101 West Broad Street, #100A
 Richmond, VA 23220

PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com

Postage	\$ 1.46 ⁵
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.46⁵



Sent To
 Street, / or P.O. Box: Charles G. Snead
 City, State: 281 Roane Oak Trail
 King William, VA 23086

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Charles G. Snead
 281 Roane Oak Trail
 King William, VA 23086

2. Article Number (Art. No.): 7012 3050 0002 0324 7486

PS Form 3811, February 2004

COMPLETE THIS SECTION ON DELIVERY

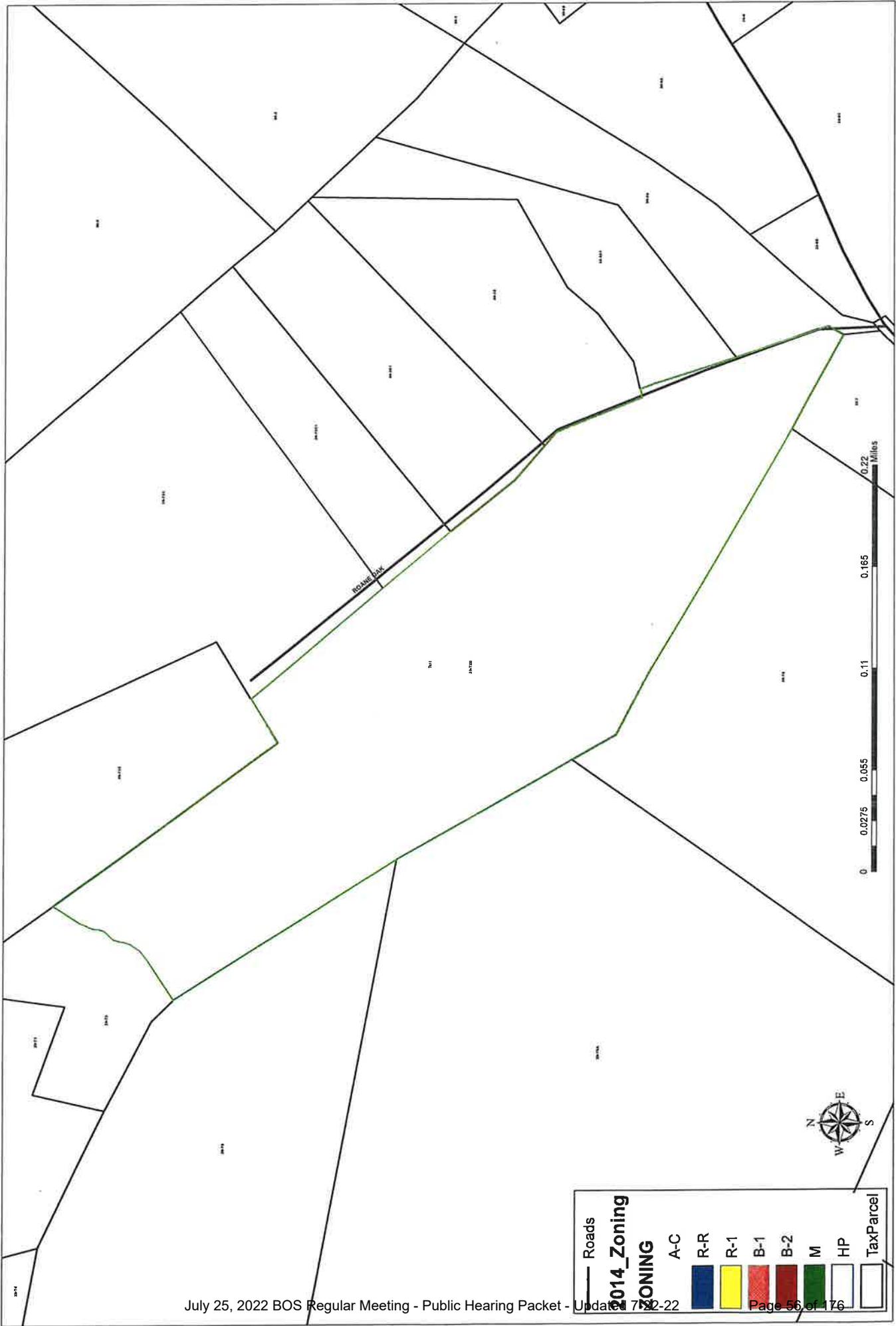
A. Signature: *[Signature]* Agent Addressee
 B. Received by (Printed Name): Charles Snead
 C. Date of Delivery: 11/8/16
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

ZONING MAP

**CUP-01-22
 OWNER/APPLICANT: CHARLES SNEAD
 TAX PARCEL: 29-72D**



This map was created for planning purposes only. May 12, 2022 B. Brooks

GIS MAP

CUP-01-22
OWNER/APPLICANT: CHARLES SNEAD
TAX PARCEL: 29-72D

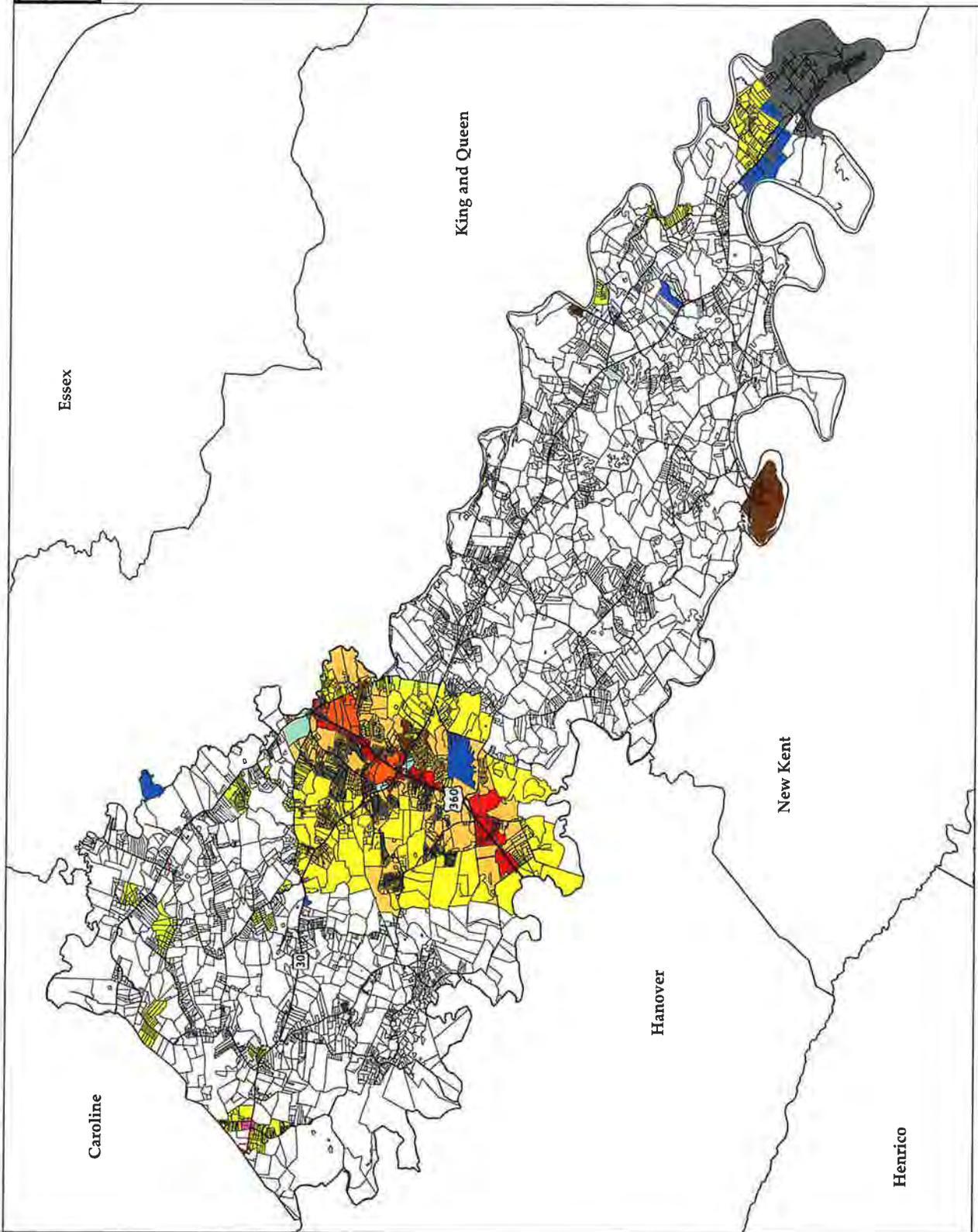


This map was created for planning purposes only. May 12, 2022 B. Brooks

FUTURE LAND USE MAP

FUTURE LAND USE

- Legend**
- Rural Residential
 - Medium Density Residential
 - Mixed Use-Planned Unit Dev.
 - Commercial
 - Rural Commercial
 - Industrial
 - Agricultural Conservation
 - Public
 - Tribal Lands
 - Town of West Point



PLAT SUBMITTED BY APPLICANT

LEGEND

- 1 Existing Owner Residence/Check In
- 2 Existing Guesthouse Rooms
- 3 Existing Pool/Decking & Gazebo
- 4 Existing Outdoor Kitchen Bar
- 5 Existing Food Cafe
- 6 Existing Hot Tub
- 7 Existing Outdoor Dining Terrace
- 8 Future Bathroom/Showers/Laundry
- 9 Existing Covered Tent Site
- 10 Existing Covered Tent Site
- 11 Existing Covered Tent Site
- 12 Existing Covered Tent Site
- 13 Bathroom/Fishing Equip
- 14 Large Gazebo
- 15 Small Gazebo
- 16 Existing Primitive Tent Camping Area
- 17 Future Tent Camping Area
- 18 Existing Gated Entry / Exit
- 19 Proposed Paved Commercial Entrance
- 20 Existing Woodland Forest w/ Hiking Trails

- 21 Existing 24' Wide Gravel Roadway
- 22 Proposed Gravel Parking Area
- 23 Existing Lake Perimeter Access Trail
- 24 Proposed Check-In Office
- 25 Proposed RV Parking (Max 35' Long RVs)
- 26 Proposed RV Dump Station
- 27 Proposed Tent Camping Area



PRELIMINARY SITE PLAN
FOR
CONDITIONAL USE SUBMITTAL
FOR
CAMPGROUND

Sread Associates, P.C.
Land Use Planning
8065 Compton Parkway, #700
Houston, Texas 77063-1111
Tel: (281) 465-4300

PRELIMINARY
SITE PLAN
FOR
CONDITIONAL USE
SUBMITTAL
FOR
CAMPGROUND

Zebulon's Grotto
281 Roane Oak Trail
King William, VA
23086

TAX MAP# 29-72D

Revisions:

No.	Description	Date

PRELIMINARY
SITE PLAN

Date: 5-13-2022
 Drawn By: C.G. Sneed
 Checked By: C.G. Sneed
 Project Number: C.G.S. Sneed

Sheet Number:
1 of 2



Spread Associates, P.C.
 - Landscape Architecture -
 - Land Use Planning -
 10000 Old York Road, Suite 203
 Mechanicsville, VA 23111
 Tel: (804) 648-8100

**PRELIMINARY
 SITE PLAN
 FOR
 CONDITIONAL USE
 SUBMITTAL
 FOR
 CAMPGROUND**

Zebulon's Grotto
 281 Roane Oak Trail
 King William, VA
 23086

TAX MAP# 29-72D

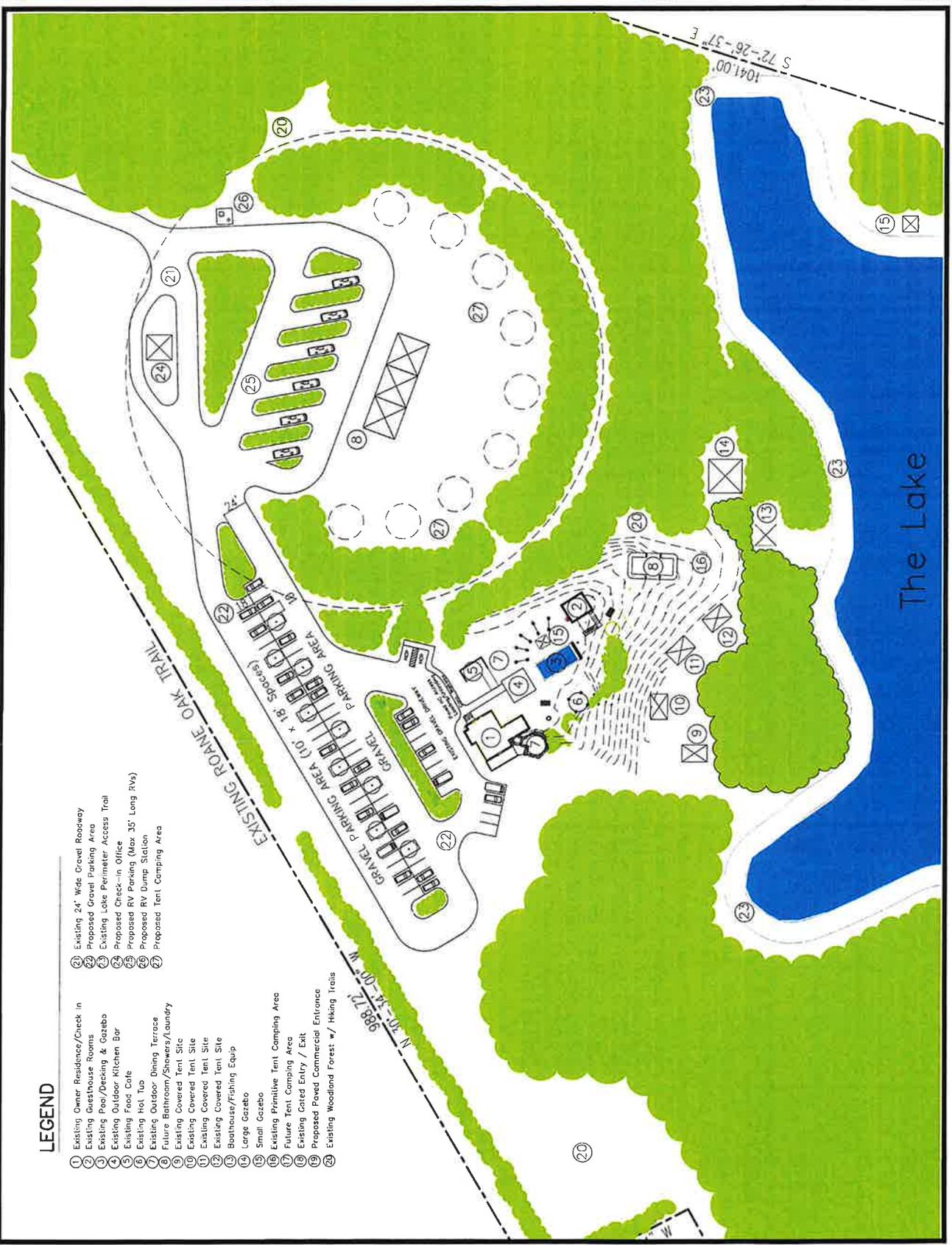
Revisions:

No.	Description	Date

**PRELIMINARY
 SITE PLAN**

Date: 5-3-2022
 Scale: C.G. Stread
 Designed By: C.G. Stread
 Drawn By: C.G. Stread
 Checked By: C.G. Stread
 Project Number:

Sheet Number:
 2 of 2



LEGEND

- ① Existing Owner Residence/Check in
- ② Existing Guesthouse Rooms
- ③ Existing Pool/Decking & Gazebos
- ④ Existing Outdoor Kitchen Bar
- ⑤ Existing Food Cafe
- ⑥ Existing Hot Tub
- ⑦ Existing Outdoor Dining Terrace
- ⑧ Future Bathroom/Showers/Laundry
- ⑨ Existing Covered Tent Site
- ⑩ Existing Covered Tent Site
- ⑪ Existing Covered Tent Site
- ⑫ Existing Covered Tent Site
- ⑬ Bathhouse/Fishing Equip
- ⑭ Large Gazebos
- ⑮ Small Gazebos
- ⑯ Existing Primitive Tent Camping Area
- ⑰ Future Tent Camping Area
- ⑱ Existing Gated Entry / Exit
- ⑲ Proposed Paved Commercial Entrance
- ⑳ Existing Woodland Forest w/ Hiking Trails
- ㉑ Existing 24' Wide Gravel Roadway
- ㉒ Proposed Gravel Parking Area
- ㉓ Existing Lake Perimeter Access Trail
- ㉔ Proposed Check-in Office
- ㉕ Proposed RV Parking (Max 35' Long Rvs)
- ㉖ Proposed RV Dump Station
- ㉗ Proposed Tent Camping Area

HEALTH DEPARTMENT APPROVAL (PENDING)

Sherry Graham

From: Becker, Robert <robert.becker@vdh.virginia.gov>
Sent: Friday, February 25, 2022 10:19 AM
To: Sherry Graham
Subject: External: Re: 281 Roane Oak Trail
Attachments: KWm 29-72D OP.pdf; KWm 29-72D Exp Permit.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Sherry,

I am attaching this facility's most recent Operations Permit, and a copy of the 2007 SDS Expansion Permit that depicts the addition of septic components connecting the Bed and Breakfast structure to the existing septic system. I have a larger and possibly more accurate depiction of these components on file, but I am unable to scan them with our equipment. I am happy to physically bring our records for this parcel over to you if that is helpful. Also, I inquired with Ms. Clinkscales (Food Inspector) and she confirmed that the property owner is currently permitted to operate the bed & breakfast facility (to the capacity listed on the OP) as well as the swimming pool. However, the owner is **not** currently permitted to serve food to the facility's clients apart from the registered guests of the B&B. I hope this information is helpful, please let me know if I can be of further assistance in any way.

Robert Becker, Environmental Health Specialist
Virginia Department of Health, King William County
P.O. Box 155
King William, VA 23086
804-769-4988, ext 4706
robert.becker@vdh.virginia.gov

On Fri, Feb 25, 2022 at 9:04 AM Sherry Graham <sgraham@kingwilliamcounty.us> wrote:

Good Morning Robert,

Could you please send me the Health Department information for 281 Roane Oak Trail. Also, could you send a copy of their permit if it is available. We need to know what the Health Department permitted.

Thanks,

Sherry

Sewage Disposal System Operation Permit

Property Owner

Charles Snead
281 Roane Oak Tr.
King William, VA 23086

Health Dept. ID: **150-07-093**
Tax Map: **29-72D**
Locality: **King William County**

Property Location

Property Address: 281 Roane Oak Tr.
King William, VA 23086

Charles Snead is hereby granted permission to operate a **Commercial Conventional Onsite Sewage System** (with Residential strength wastewater : See EDD's proposal date May 12, 2017) to include 1 Bedroom, 2 Hotel Rooms, and 2 regular campsites at the above referenced location, under the following parameters:

Maximum Daily Flow: 600 gallons (See EDD's proposal by Ritter P.E. dated May 12, 2017 on file)

This permit is issued in accordance with the provisions of Title 32.1, Chapter 6 of the Code of Virginia as Amended, and Section 12VAC 5-610-340 of the Sewage Handling and Disposal Regulations of the Virginia Department of Health. The issuance of an operation permit does not denote or imply any guarantee by the department that the sewage disposal system will function for any specified period of time. It shall be the responsibility of the owner or any subsequent owner to maintain, repair, or replace any sewage disposal system that ceases to operate in accordance with the regulations.

May 15, 2017
Effective Date

George Sanford
Environmental Health Specialist, Sr.


Signature



ENGINEERING DESIGN & DEVELOPMENT, INC.

CIVIL ENVIRONMENTAL GEOTECHNICAL

May 12, 2017

Charles Snead
2600 Lamb Avenue
Richmond, VA 23222

Re: Revised Waste Characterization for Roan Oak Road (TM # 29-72D)
King William County, Virginia
EDD Project No. 1637

Gentlemen,

Engineering Design and Development, Inc. (EDD) is pleased to present this revised letter report for the above-referenced project. These services have been performed in response to your request. The purpose of this waste water characterization is to satisfy Health Department regulations for the proposed onsite sewage treatment and disposal system. The proposed system conforms to the Commonwealth of Virginia Sewage Handling and Disposal Regulation, July 2000 (Regulations).

As we understand, the existing facility is a one (1) bedroom residence with a detached building with one (1) bedroom. A proposed modification was to modify the existing one bedroom detached building for single bed and breakfast (B & B) facility. An additional proposal to use the site for two (2) rough camping sites has been presented. In order to accommodate the change of use, this revised waste characterization will allow the existing system to be used for as many as 3-bedrooms and two rough camping sites. The existing system is safe, adequate and proper for use of the existing one bedroom residence to be expanded to as many as two (2) bedrooms and two (2) rough campsites. The bed and breakfast facility may be expanded to as many as two (2) bedrooms. **The total number of bedrooms and/or bed and breakfast rooms for the entire site is limited to a maximum total of three (3) with two (2) rough camp sites.**

Waste water load has been calculated from Table 5.1 Commonwealth of Virginia Sewage Handling and Disposal Regulation, July 2000. The maximum daily flow is a 4-bedroom residence at 150-gpd per bedroom. The maximum average daily design flow is 600-gpd. Bed and Breakfast (B & B) rooms are considered to be motel rooms, according to the regulations. The flow for motel rooms is 130-gpd. The maximum daily design flow shall be 150-gpd per bedroom or B & B rooms.

The existing Health Department Permit (HDID 150-07-093) indicates that the existing onsite sewage treatment and disposal system consists of an existing 1,250-gallon septic tank for the one bedroom house, and an existing 1,000-gallon septic tank for the existing one bedroom structure, to be use as a bed and breakfast room. Both septic tanks discharge to an existing common sewer line. The sewer line discharges into an existing gravity distribution box. The waste water then discharges to an existing gravity drainfield. The existing drainfield is reported to be constructed with 5-lines, 3.0-foot wide, 9-feet on center, 60-feet long and 40-inches deep. The existing system is reported to have been designed and constructed to accommodate a 4-bedroom single family residence.

6411 RIGSBY ROAD RICHMOND, VA 23226
PHONE (804) 285-2176

The design waste water quality has been taken from Table 5.1 of the Regulations. EDD has reviewed Table 5.1 of the regulations (Commonwealth of Virginia Sewage Handling and Disposal Regulation, July 2000). The BOD₍₅₎ and TSS values from Table 5.1 are published as 0.2 pounds per day for 75-gallons per day (319 mg/l) or 0.00267 lb/gal for single family residences. The waste water quality for B & B rooms is less than for single family residences. The waste water quality for the B & B shall use the value for a single family residence. The BOD₍₅₎ and TSS values from Table 5.1 are 0.001 pounds per gallon (120 mg/l) for campgrounds. The waste water strength is assumed to be taken from Table 5.1 of the regulations. Limited food preparation is to occur at the site. EDD estimates that fat, oil and grease (FOG) levels to be less than 30-mg/l.

The maximum daily flow rate for the B & B tank will be used. It represents a maximum loading for the entire onsite system. The septic tank for the single family bedroom residence is substantially lower for organic and hydraulic loading. Waste water load has been calculated from Table 5.1 Commonwealth of Virginia Sewage Handling and Disposal Regulation, July 2014. The maximum daily flow for the B & B tank is a two (2) bedroom residence at 150-gpd per bedroom. The maximum daily flow for the B & B tank is 2 standard camp site (2-people per site) using 50-gallons per site per day. The total maximum design flow will be 400-gpd.

The proposed treatment is a minimum of 48-hour detention in a septic tank. One 1,250-gallon exists for the single family residence bedroom, and one 1,000-gallon tank for the B & B. The septic tanks are to be used for primary treatment. The information published by the United States Environmental Protection Agency (USEPA), and our professional experience suggests that typical 48-hour retention will reduce BOD₍₅₎ by approximately 50% and TSS by approximately 75%.

The weighted average values for the sewage influent to the B & B tank for BOD₍₅₎ and TSS are estimated to be 270-mg/l. Based on a hydraulic retention time of 48-hours, BOD₍₅₎ will be reduced by 50% and TSS will be reduced by 75%. The average treated septic tank effluent for BOD₍₅₎ is estimated to be less than 135-mg/l and TSS of 68-mg/l. The treated levels of fat, oil and grease should be less than 5-mg/l.

Average treated residential septic tank effluent for BOD₍₅₎ is approximately 160-mg/l, TSS of 80-mg/l and 5-mg/l for fat, oil and grease. **Therefore, it is the professional opinion of EDD that the proposed use will result in sewage effluent treatment value less than or equal to residential strength septic tank effluent, treated by 48-hour hydraulic retention time in a septic tank.**

The existing system is safe, adequate and proper for as many as 3-bedrooms (one single family residential and two B & B rooms) and two (2) rough camp sites. The B & B tank is safe, adequate and proper for as many as two (2) bedrooms (B & B rooms) and two (2) rough camp sites.

Our services have been provided in a manner consistent with the level and skill ordinarily exercised by members of the engineering profession. This report was prepared in accordance with generally accepted standards of practice for engineering services. No other warranty, either expressed or implied, is made. This report is not to be reproduced, either in whole or in part, without written consent from ENGINEERING DESIGN AND DEVELOPMENT, INC. The contents of this report should not be construed as EDD's recommendation to either purchase, sell or develop the subject site.

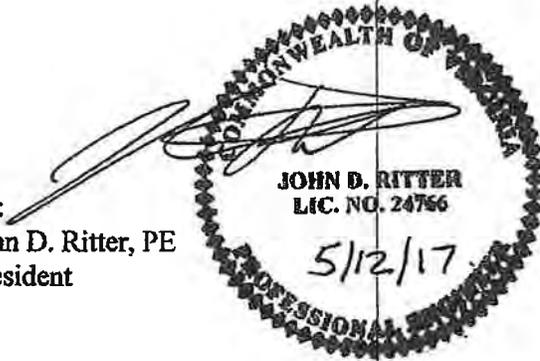
Our conclusions and recommendations are based upon information provided to us by others, our site observations, and professional judgement. To the best of our knowledge, information provided by others is true and correct, unless otherwise noted; however, EDD is not responsible for the accuracy of information provided by others. Our onsite observations pertain only to specific locations, at specific times on specific dates.

EDD appreciates the opportunity to work with you on this project as your engineering consultant. If you should have any questions, or if we can be of further assistance, please feel free to contact our office at (804) 285-2176.

Very truly yours,

ENGINEERING DESIGN AND DEVELOPMENT, INC.

By:
John D. Ritter, PE
President





King William County Health Department
 P.O. Box 155
 King William Courthouse, Virginia 23086
 (804) 769-4988 Voice
 (804) 769-2155 Fax

Septic Tank - Soil Absorption System Expansion Permit
 Health Department ID Number: 150-07-093

Owner / Agent Information	
Owner: Charles Sneed 2600 Lamb Ave. Richmond, Virginia 23222 Owner Phone: (804) 240-7823	Tax Map: 29-72D
Location Information	
Property Address: Route 650 (Roan Oak Rd.) Locality: King William Directions: RT. 30 towards Central Garage, to Rt. 650 at VDOT shed, go 1/8 of a mile, turn left onto unmarked gravel roadway, 1/4 mile to house site.	
General Information	
System Type: septic tank effluent and drainfield	Daily Flow: 150 gallons ADDED TO EXISTING 1BDRM 300 TOTAL
Type of Property: Residential	Number of Bedrooms: 4 maximum
Sewer Line	
3" or 4" Sch. 40 PVC or equivalent (cleanouts required at 50' to 50' intervals)	Distribution Box Information
	No. of Boxes: 1 No. of Outlets: 6 EXISTING
Conveyance Line / Force Main Information	
Method: Gravity Distribution Box Material: Minimum crush strength 1500# Pipe Diameter: 4" Minimum Slope: 6" per 100' (only for non-pump) EXISTING, TIE INTO FROM NEW TANK	Header Line Information
	ASTM F405 pipe or better (1500 # crush or equivalent) Minimum slope 2" per 100' EXISTING
Septic Tank - Inlet Outlet Structure	
Capacity: 1000 gallons The inlet structure shall be 1-2 inches higher than the outlet structure and shall extend 6-8 inches below and 8-10 inches above the normal liquid level. The outlet structure shall extend 35-40% below the normal liquid level and 8-10 inches above the normal liquid level. To comply with the maintenance requirements of 12 VAC 5-610-817 the septic tank must be provided with one of the following three options: 1) Inspection port, 2) Effluent filter, 3) Reduced maintenance tank	Percolation Lines and Absorption Area
ADDITIONAL TO FIRST	Slope: 2-4" per 100' Percolation Lines: 4" diameter Center to Center Spacing: 9' EXISTING Installation Depth: 40" Depth of Aggregate: 13", Size of Aggregate: 0.5-1.5" Total Number of Laterals: 5 Laterals to be 60' long, x 3' wide Install 900 Square Feet Total 0% Reserve Area Required for Future Repairs
Please Note: EXISTING DRAINFIELD FOR 4 BDRM TOTAL, 1 BDRM HOUSE PRESENT, ADDING 1 BDRM UTILITY SHED	

Construction Drawing **HD ID #: 150-07-093**

Owner Information	
Charles Sneed 2600 Lamb Ave. Richmond, Virginia 23222	Phone: (804) 240-7823
Construction Drawing	
Schematic drawing of sewage disposal system and topographic features.	

This sewage disposal system construction permit is null and void if conditions are changed from those shown on the application or construction permit. No part of any installation may be covered or used until inspected, corrections made if necessary and the system is approved. The inspection will normally be made by the system designer, who may be an AOSE, PE, or EHS. Any part of any installation which has been covered prior to approval shall be uncovered, if necessary, upon direction of the Department or the system designer.

System Design By: Don Thomas ; Site Evaluation By: Don Thomas


Don Thomas, EHSS

April 12, 2007
Issue Date

October 12, 2008
Expiration Date

Construction Drawing

HDID 150.07.093

Well Setbacks:

- 50' from chemically soil poisoned foundations
 - 50' for IIIA, 100' for IIIC from wastewater disposal system
 - 50' from UG fuel storage tanks
 - 10' from buildings with other termite treatment (VDH approved)
- The Homeowner/welldriller is to contact the health department with the expected well construction date (804-443-4076).

The Homeowner must provide the following to the health department for issuance of a Record of Inspection:

1. Proper Well construction documentation; and
 2. Water sample negative for the coliform bacteria.
- Note that the well driller will not perform the water sample unless specifically contracted to do so.

- Do NOT plant hydrophilic trees within 20' of drainfield.
- Do NOT drive over drainfield before, during or after installation.
- Do NOT drive over reserve drainfield area.
- Do NOT drive over or within 10' of the tank components.
- Do NOT drive within 10' of the drainlines.
- Install in dry soil conditions.

Septic System Setback:

- 50' min. from deep well
- 5' min. off all property lines
- 10' min. off all foundations, maple trees, willow trees and utilities
- 10' off usually dry ditches
- 15' min. off utility guidelines

No part of any installation may be covered or used until inspected, corrections made if necessary and the system is approved. The inspection will normally be made by the system designer, who may be an AOSE, PE, or EHS. Any part of any installation which has been covered prior to approval shall be uncovered, if necessary, upon direction of the Department or the system designer.

Site Evaluation Conducted by: Don Thomas, EHSS
System Design by: Don Thomas, EHSS

Don Thomas, EHSS
Don Thomas, EHSS

April 12, 2007

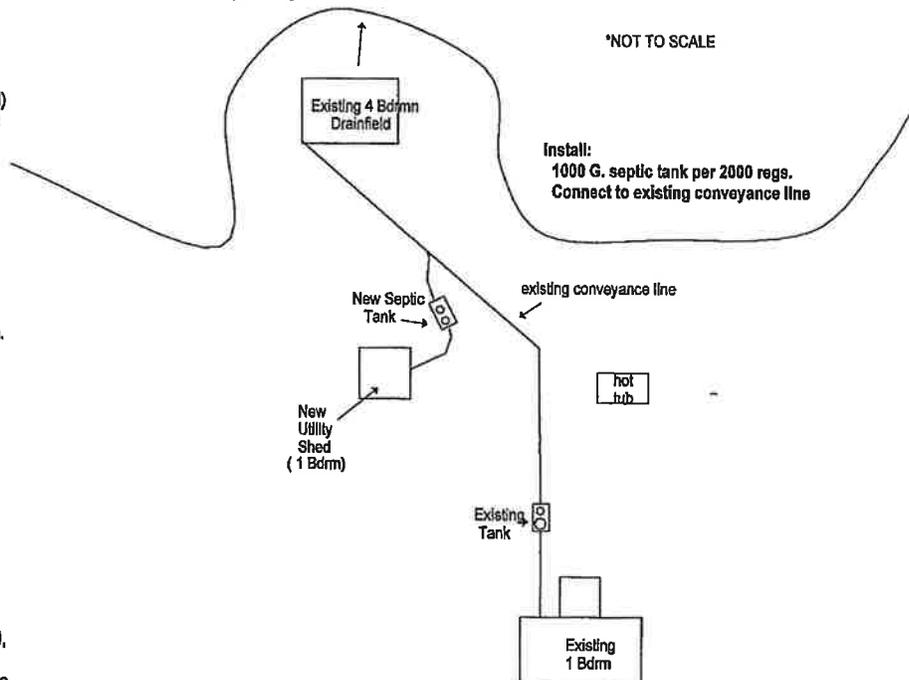
Issue Date

October 12, 2008

Expiration Date

Page 3 of a 3 page combined sds and well permit

This permit has 100% reserve area identified. This site may not meet the county's criteria of the Chesapeake Bay Preservation Act because separation distance from water and/or wetlands has not been precisely field located.



Install:
1000 G. septic tank per 2000 regs.
Connect to existing conveyance line

VDOT CORRESPONDENCE



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

87 Deacon Road
Fredericksburg, Virginia 22405

Stephen C. Brich, P.E.
COMMISSIONER

May 18, 2022

King William County Planning
Attn: Ms. Christina Grover
P.O. Box 215
King William, VA. 23086

Re: Zebulon's Grotto (CUP-01-22)
1st Conditional Use Permit Review
King William County, Rt. 650

Dear Ms. Grover:

This office has reviewed the referenced conditional use permit in accordance with the minimum standards as received on March 11, 2022, and we offer the following comments:

1. The entrance to this site must be designed in accordance with the VDOT Road Design Manual, Appendix F for all applicable design items based on projected daily vehicle counts per the 10th Edition of the ITE Trip General Manual. It is recommended that those projected trips be provided with this CUP application prior to approval to include residential usage, bed & breakfast, campground, and any other proposed usages.
2. VDOT Saluda staff met with the applicant and King William County staff at the site entrance on April 4, 2017 to discuss entrance requirements, and sight distance for this entrance was problematic at that time. It is recommended that applicable sight distance in accordance with Appendix F, Table 2-5 be verified by a licensed individual with this CUP application prior to approval.
3. In addition to sight distance and projected trips, all other applicable items shall include, but not be limited to turn lane warrant charts, entrance width, radii, vertical profile, pavement section, drainage, grading, E&S, and traffic control.

If you have any questions concerning this review, contact Chad Brooks at (804) 761-2148 to discuss any technical issues.

Sincerely,

Robert Butler

Robert Butler, P.E.
Asst. Resident Engineer-Land Use

Cc: Charles Snead



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

87 Deacon Road
Fredericksburg, Virginia 22405

Stephen C. Brich, P.E.
COMMISSIONER

VDOT, Lee McKnight

PICTURES

Proposed area for RV Parking, Dump Station and Tent Camping Sites



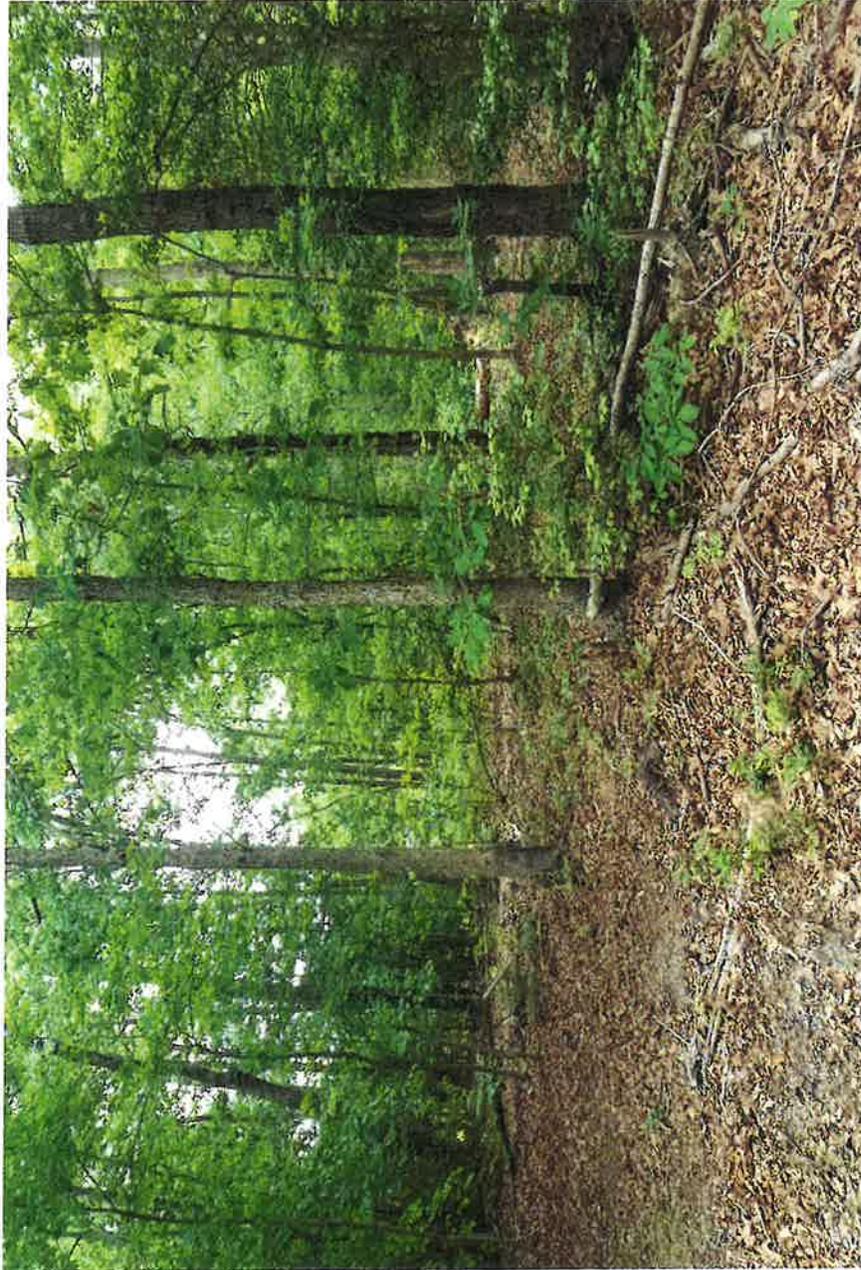
Proposed area for RV Parking, Dump Station and Tent Camping Sites



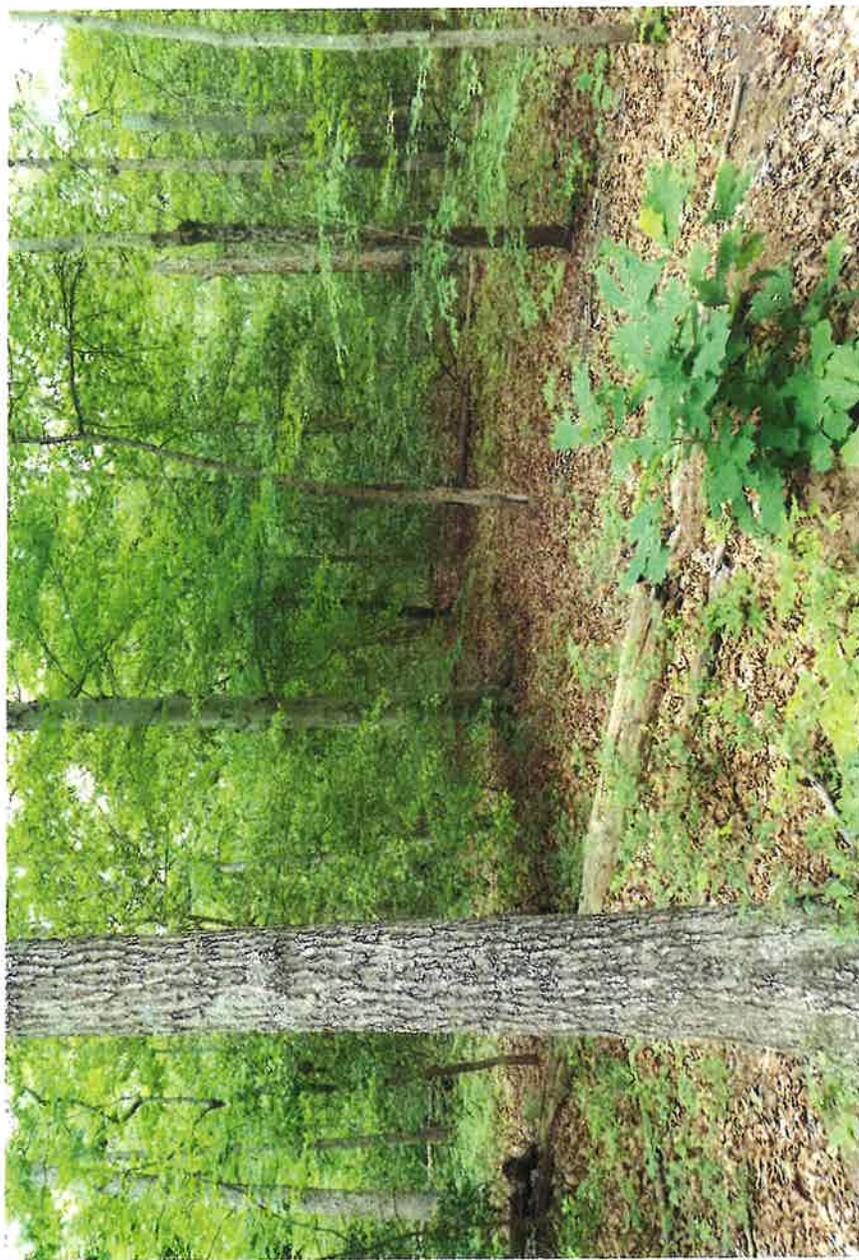
View Towards Dwelling



Proposed Area For Check-in Station #26



Proposed Area For Check-in Station #26



View of RV Parking Area #25, Tent Area #27, Check-in Station #24 and Dump Station #26



Proposed Parking Area



Proposed Parking Area



Proposed Parking Area



Proposed Parking Area



Proposed Parking Area



Outdoor Kitchen #5



Main House



Main House #1



Outdoor Kitchen #5



Outdoor Dining #7



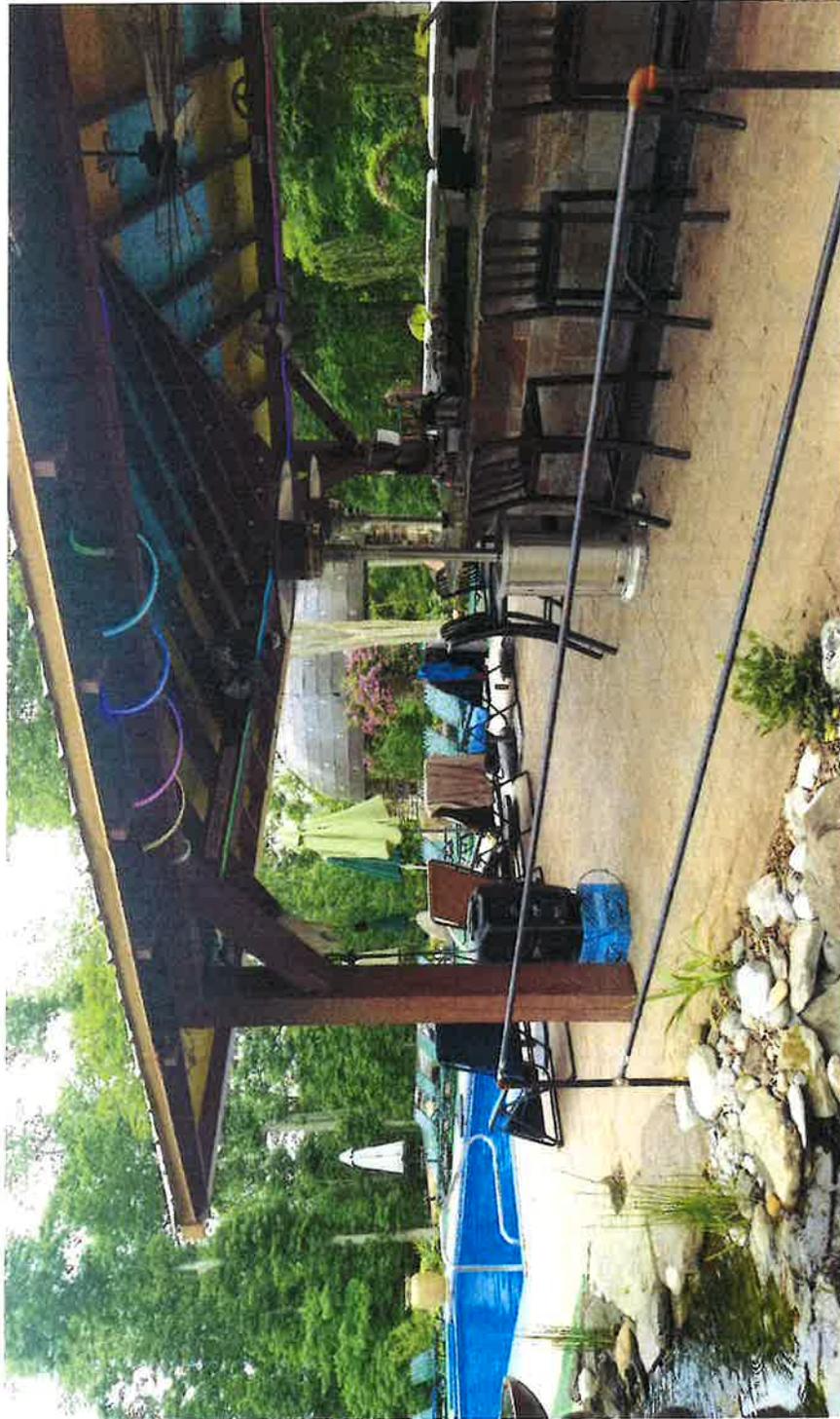
Main House #1



Pool Area #3



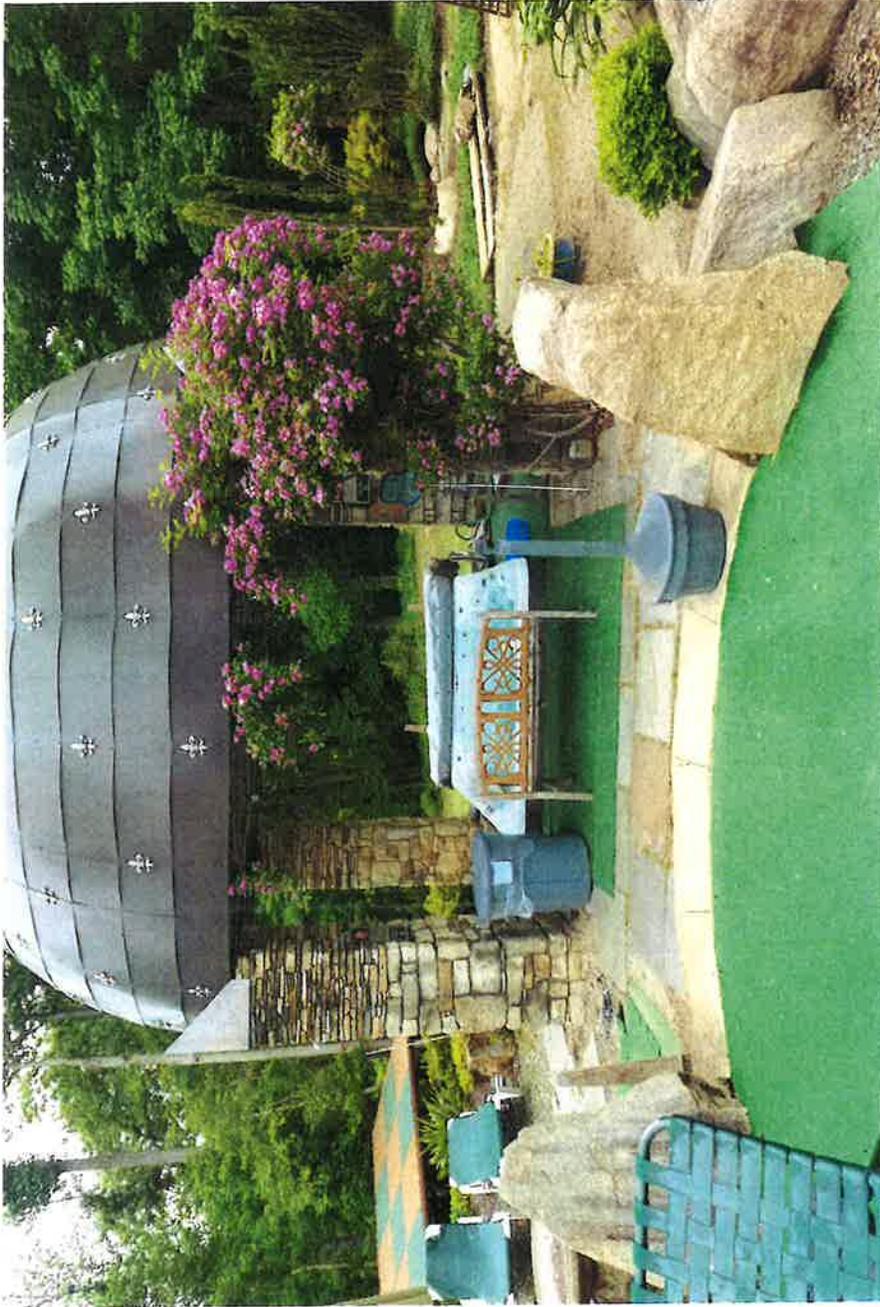
Outdoor Dining #7



Outdoor Kitchen & Dining



Hot Tub #6



Pool Area #3



Covered Tent Sites #9, 10, 11,12





Guest House #2



Covered Tent Sites



Large Gazebo #14



Large Gazebo – Under Construction



Boat House #13



Boat House



Covered Tent Site



Covered Tent Sites



Main House



Pool Area



Main House



Proposed Parking Area #27



Entrance



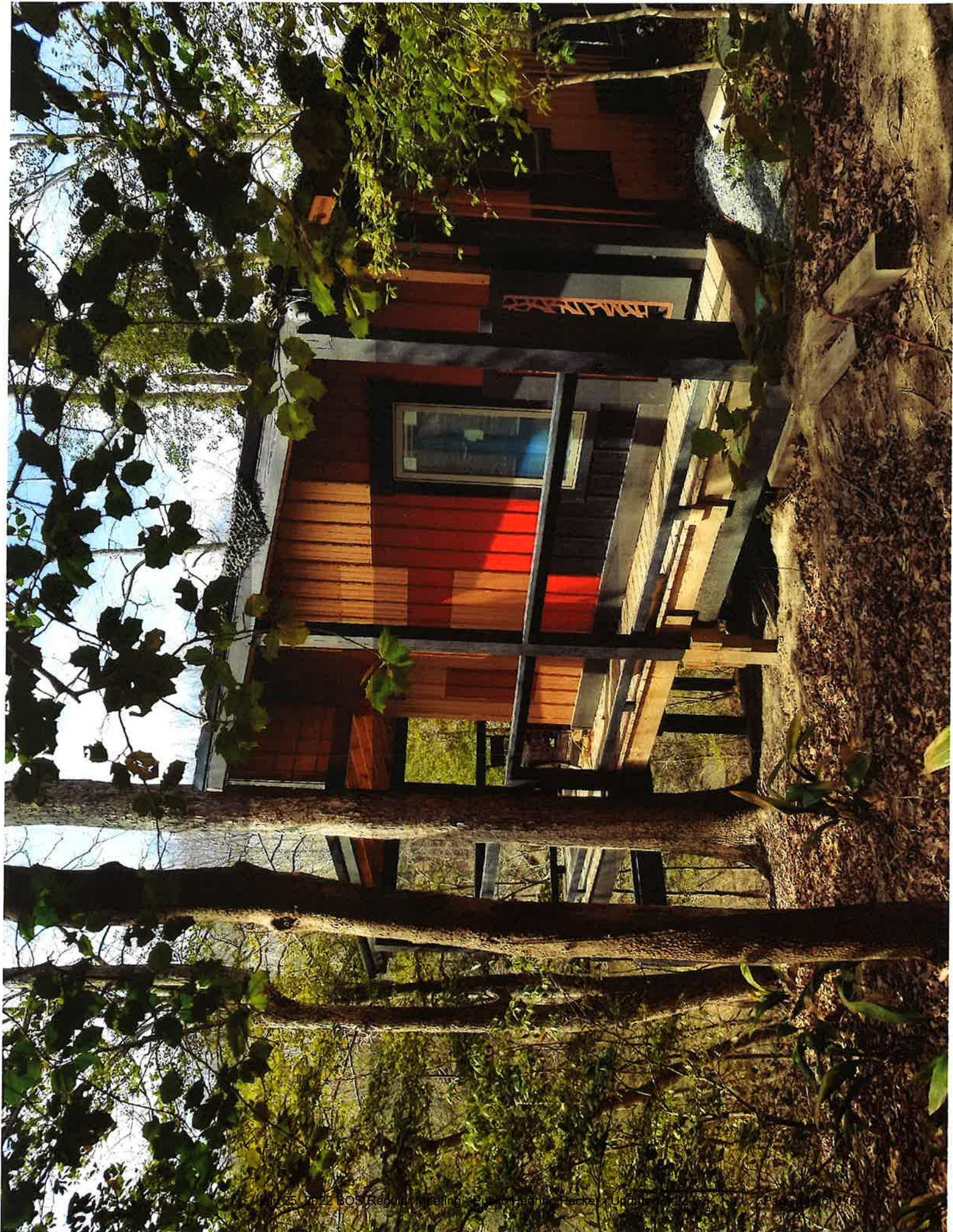
Entrance



Entrance

































CORRESPONDENCE FROM NEIGHBORS

To: King William Board of Supervisors and Planning Commission
From: Roane Oak Community
Subject: Supervisor Greenwood's Commentary at the June 7, 2022 Planning Commission Meeting
Date: June 10, 2022

The residents of Roane Oak Community would like to bring a concern to the Board of Supervisors regarding Supervisor Greenwood's commentary at the June 7, 2022 Planning Commission meeting. The meeting's primary discussion was of an application by Mr. Charles Snead for a conditional use permit (CUP) for a campground at 281 Roane Oak Trail. Mr. Snead gave a lengthy presentation on his plans for the property and his business. It was followed by members of the commission questioning Mr. Snead about his plans and items from the CUP packet, including past and present violation letters that he has received from the county. Then, numerous representatives from the audience gave their view point on this application, noting that every speaker had concerns over the implications of adding a campground at this location.

Supervisor Greenwood participated in the meeting via Zoom, and it was difficult to clearly hear everything that he said at the meeting. However, there were several comments that he made during the Planning Commission questioning of Mr. Snead and the discussion session following the proposed motion that seemed inappropriate for a member of the Planning Commission, and out of line with respect to evidence being discussed by the various concerned citizens who spoke in opposition to the CUP application.

Supervisor Greenwood opined that it was not the Planning Commission's duty to determine the punishment for Mr. Snead's existing zoning ordinance and building code violations, and he at least implied, if not stated, that those violations should not even be considered as part of the Planning Commission's deliberations on the CUP application. By its very nature, the Planning Commission, as part of the CUP approval deliberations, must assess the soundness of the proposal, including the ability of the applicant to complete the project in accordance with the applicable regulations. When the applicant has a history of development projects within King William County, it is certainly proper for the Planning Commission to use those past experiences as part of the evaluation evidence for the application.

During the CUP motion discussions, Supervisor Greenwood stated that the opposition to Mr. Snead's application was a result of "a dispute between neighbors". While a few of the citizens did make general comments in opposition to Mr. Snead's business, the vast majority of the public comments referenced either: a) deficiencies in the CUP application itself, b) safety concerns regarding the proposed additional visitors and traffic on Roane Oak Road and Trail, and c) Mr. Snead's history of zoning violations and his questionable judgement in complying with King William County development regulations. Supervisor Greenwood's apparent dismissive attitude toward the community residents who are passionately trying to maintain the safe, quiet, rural character of the Roane Oak Road area was evident in his comments.

At a later point in the Planning Commission's discussion, Supervisor Greenwood wanted to know why his fellow Commission members were placing so much attention on Mr. Snead's past and current zoning violations, since there are many other zoning violations or citizen reports of zoning violations throughout

the county. It was astounding to hear an elected member of King William County government make this statement. To excuse the unauthorized and illegal behavior of one county landowner, who is seeking permission from the county to expand a business with potentially unsafe conditions due to a lack of inspections by a qualified inspector, because there are other potential violators in the county, misses the point by a wide margin. If this is a true concern of Supervisor Greenwood, he should be seeking additional resources for the county to inspect, monitor, and sanction any violators of King William County ordinances and laws rather than trying to sweep such conduct under the rug.

Lastly, during the voting on the resolution to recommend disapproval of the CUP application, Supervisor Greenwood stated that he would have wanted to give Mr. Snead "another chance". It is certainly within his rights to have this opinion, but the tone and timing of the comment left the impression that Supervisor Greenwood had not reviewed the CUP application packet provided by the Director of Planning, nor listened to the comments made by the public or his fellow commission members. Perhaps he needs to be reminded that he is an elected official representing his constituents and has a duty to those constituents to make decisions based on what is best for King William and its citizens.

Returning to the issue of Mr. Snead's existing zoning ordinance and building code violations, the Roane Oak Community has been given conflicting and confusing information on how those violations will be adjudicated, and would like to have clarity on this matter so that the issue is addressed in a timely manner. Given that Mr. Snead's period to bring his property into compliance with all of the violations expired by 21 May 2022, the county should be positioned to inspect Mr. Snead's property, and proceed with other actions if he has not yet achieved compliance. From information provided by both the Zoning and Planning and Building Departments, it was the community's understanding that the county's next actions would be determined by the results of the Planning Commission's decision on Mr. Snead's CUP application. According to Supervisor Greenwood, however, it is the Board of Supervisors who will determine what path the County will pursue against Mr. Snead, separate from any Planning Commission decision. The Roane Oak Community is requesting that the Board of Supervisors provide a summary of the anticipated resolution process for Mr. Snead's violations along with a preliminary schedule.

Sincerely,

The Roane Oak Community

cc: King William County Administrator, Deputy King William County Administrator

TO: King William Planning Commission
FROM: William R. Barber, Jr.
2nd District
RE: CONDITIONAL USE PERMIT - #01-2022

Good evening. I am sending this on behalf of my family. (The Farmer Family), all of which live on Roane Oak Road, from Roane Oak Trail to the end of Roane Oak Rd. Our family would like to oppose the request for a Conditional Use Permit to run a campground on 281 Roane Oak Trail, owned by Mr. Charles Snead.

Our family has resided on Roane Oak Road for many generations. We have worked and raised our families here. We want to maintain a safe environment for our families today, just as our parents, grandparents and great grandparents did before us. Until the development of Roane Oak Trail, Roane Oak Road was only traveled by our families, Mr. Wainwrights family and VDOT. This area was maintained as a working farm for many years. This gave us a safe place for our children to grow up.

The county allowed Mr. Snead to open a business under the rouse of a Bed & Breakfast. However, my understanding is that this venue already allows for day passes & memberships to the pool and campground. That is not typical for a Bed & Breakfast but is more aligned with a campground or an HOA community. Since this home is in an HOA, I would have thought that any development like this would have to be approved by his neighbors. My understanding is that all of Mr. Snead's direct neighbors also oppose this development.

I feel that the increased development that Mr. Snead is proposing shows a blatant disregard for all of his direct and indirect neighbors. We already deal with repercussions of his decisions. I do not feel that this is fair.

- The development of Roane Oak Trail has increased the traffic on our road, which is a small secondary road.
- The road, close to the entrance to Roane Oak Trail, has started to come apart. An increase in traffic will cause this to continue to get worse, costing King William County and the residents for unnecessary maintenance.
- We have all witnessed cars stopped and lined up on a summer afternoon trying to enter the property. This impedes ingress/egress of traffic on Roane Oak Rd.
- The entrance to Roane Oak Trail is in a curve at the bottom of a hill. This is not a safe spot to have cars stopped in the road.
- We have all witnessed guests leaving Mr. Snead's property without looking to see if anyone is coming from the Roane Oak Road. There have several times that we have had to slam on brakes to prevent accidents. I realize that Mr. Snead cannot be responsible for the driving habits of others. But I also realize that if this permit is granted there will be more traffic and this problem will get worse.
- My understanding is that King William County has had problems with Mr. Snead following some of the protocols and codes of the County thus far. What will stop him from moving forward with more development without following the rules if we don't stop it now.
- I am not an advocate for telling people what they can and cannot do with their property, but I do not feel that this property is large enough to support a campground.

In closing we respectfully ask that the King William County Planning Commission DENY Mr. Snead's application for Conditional Use Permit 01-2022.

PETITION

Petition against the Proposed Conditional Use Permit for Camping Cottages and Primitive Camp Sites Resort

a/k/a Zebulon's Grotto (A Private Resort)

We the citizens and homeowners on Roane Oak Trail and/or Roane Oak Road in King William County, Virginia, respectfully petition the King William County, Virginia, Planning Commission to **not** approve the Conditional Use Permit submitted by Charles Snead and Arild Trent, located at 281 Roane Oak Trail, King William, VA 23086. The Conditional Use Permit is requesting that 10 cottages and 5 Primitive Camp Sites be constructed and then rented out on a nightly basis.

First and foremost, this project will hamper fire, rescue and other vehicles deemed necessary for egress and ingress to carry out any emergency duties on the current 25-foot road right of way. This 25-foot right of way is located on a private road and is maintained by the current and/or future property owners on Roane Oak Trail as indicated in the Road Maintenance Agreement that is on file at the court house

Traffic to and from the business in question will impede normal ingress and egress for the residents of this area and, in addition, will increase the road maintenance issues and associated expenses, as well as increased noise level, dust level and litter/trash.

We sincerely hope that the King William Planning Commission will not approve of this or any other similar business ventures in this agricultural area.

Printed Name	Address	Phone #	Signature
Victor Ennesser	397 Roane OAK TR		
Lisa Mason	392 " " "		
Debbie Green	397 Roane Oak Tr.		
Peter Mason	392 Roane Oak Tr		
Jeremy Shupe	580 Roane Oak Rd		
Julie Shupe	580 Roane Oak Rd		
Leon Linnwright	177 Roane Rd		
Tom Davidson	15271 W. River Rd		
ELLEN DAVIDSON	15271 W. RIVER RD		
THOMAS H. FOX JR	15377 W. RIVER RD		
Tracey Carlton	27458 King William Rd		
TERRY MEADOR	230 Roane OAK TR		
Rick Meador	" " " "		
Robert Hardwick	1561 OLD NEWCASTLE RD		
Steve Van	367 Green Laurel Rd K.W.		
Josh Brassard	838 Wulkerton Rd		
Michael Flippen	1A Roane OAK TR		
Ray Rudolph	2095 Globe Rd		
Stephanie Rudolph	2095 Globe Rd		

ROANE OAK TRAIL ROAD MAINTENANCE AGREEMENT

#100002351

THIS EASEMENT AND ROAD MAINTENANCE AGREEMENT, made and entered into this 12th day of November, 2010, by and between Steve Adams, Manager Steve Adams, Inc, Grantor and Grantee, party of the first part, whose address is 12833 West River Road, Aylett, VA 23009, Bryan Johnson, Manager TNT Land Resources, LLC, Grantor and Grantee, party of the second part, whose address is 44 Little Woodbury Road, Walkerton, VA 23177, Darrell Kellum, Manager Darrell Kellum, Inc., Grantor and Grantee, party of the third part, whose address is 662 Sharon Road, King William, VA 23086, and Laurie A. Boyer, Grantor and Grantee, party of the fourth part, whose address is P. O. Box 669, West Point, VA 23181.

Handwritten:
Road Maint.
Agreement

WITNESSETH:

WHEREAS, the party of the first part is owner of the following described parcel (s) of land lying and being situated in the Acquinton Magisterial District of the County of King William, Virginia, to wit:

All that certain lot or parcel of land, lying and being in Acquinton District, King William County, Virginia, designated as the Residual parcel, 7.18 acres on plat entitled "Roane Oak Estates" made by Tom Hardyman, Inc., dated December, 2008, a copy of which is recorded in the Clerk's Office, Circuit Court of King William County, Virginia, in Plat Book 25 pages 14-15. Together with and subject to a 25' non-exclusive perpetual easement of right of way, for ingress and egress and utilities as shown on the aforesaid plat. Together with a non-exclusive existing variable width easement for ingress and egress as shown on the aforesaid plat.

WHEREAS, the party of the second part is owner of the following described parcel (s) of land lying and being situated in the Acquinton Magisterial District of the County of King William, Virginia, to wit:

All that certain lot or parcel of land, lying and being in Acquinton District, King William County, Virginia, designated as Lot 1, 5.25 acres on plat entitled "Roane Oak Estates" made by Tom Hardyman, Inc., dated December, 2008, a copy of which is recorded in the Clerk's Office, Circuit Court of King William County, Virginia, in Plat Book 25 pages 14-15. Together with and subject to a 25' non-exclusive perpetual easement of right of way, for ingress and egress and utilities as shown on the aforesaid plat. Together with a non-exclusive existing variable width easement for ingress and egress as shown on the aforesaid plat.

WHEREAS, the party of the third part is owner of the following described parcel (s) of land lying and being situated in the Acquinton Magisterial District of the County of King William, Virginia, to wit:

Parcel I

All that certain lot or parcel of land, lying and being in Acquinton District, King William County, Virginia, designated as the Residual parcel, 7.27 acres on plat entitled "Roane Oak North" made by Tom Hardyman, Inc., dated February, 2010, a copy of which is recorded in the Clerk's Office, Circuit Court of King William County, Virginia, in Plat

Book 22 page 116. Together with and subject to a 25' non-exclusive perpetual easement of right of way, for ingress and egress and utilities as shown on the aforesaid plat. Together with a non-exclusive existing variable width easement for ingress and egress as shown on the aforesaid plat.

Parcel II

All that certain lot or parcel of land, lying and being in Acquinton District, King William County, Virginia, designated as Lot 1, 7.27 acres on plat entitled "Roane Oak North" made by Tom Hardyman, Inc., dated February, 2010, a copy of which is recorded in the Clerk's Office, Circuit Court of King William County, Virginia, in Plat Book 22 pages 114-115. Together with and subject to a 25' non-exclusive perpetual easement of right of way, for ingress and egress and utilities as shown on the aforesaid plat. Together with a non-exclusive existing variable width easement for ingress and egress as shown on the aforesaid plat.

Parcel III

All that certain lot or parcel of land, lying and being in Acquinton District, King William County, Virginia, designated as 10.00 acres, and is described as Tract No. 5 which includes the 7.74 acres, more or less, shown on a certain plat of survey made by R. B. Cartwright, Certified Land Surveyor, dated December 1, 1967, which said plat is recorded in the Clerk's Office, Circuit Court, King William County, Virginia, in Plat Book 9 page 31 and 2.26 acres, more or less, gained from a boundary line adjustment between Tract No. 5 and Tract No. 2. Together with a non-exclusive existing variable width easement for ingress and egress as shown on the aforesaid plat.

WHEREAS, the party of the fourth part is owner of the following described parcel (s) of land lying and being situated in the Acquinton Magisterial District of the County of King William, Virginia, to wit:

All that certain lot or parcel of land, lying and being in Acquinton District, King William County, Virginia, known as Parcel "A", 27.0± acres, as shown and designated on plat entitled "Survey and Plat of Two Parcels of Land Located on the West Line of State Route No. 650 and North of State Route No. 30, Acquinton District, King William County, Virginia" made by Tom Hardyman, Inc., dated November 29, 1994, which plat is recorded in the Clerk's Office of the Circuit Court of King William County in Plat Book 16, page 9. Reference is here made to the plat for a more complete description of the property conveyed. Together with a non-exclusive easement for the purposes of ingress and egress to and from the subject property and State Route No. 650, said easement being 10' in width and running along the boundary of Parcel "B" on the aforesaid plat to Parcel "A" as shown as "10' Dirt Road for Ingress and Egress".

WHEREAS, each of the above described tracts of land has appurtenant to it a nonexclusive easement of right of way for the purpose of ingress and egress from Virginia State Route 650 (Roane Oak Road) over a private road which either crosses or adjoins each of the above described tracts of land as more particularly shown by plat of survey made by R. B. Cartwright, Certified Land Surveyor, dated December 1, 1967 and recorded in the Clerk's Office of the County of King William, Virginia in Plat Book 9 at page 31;

WHEREAS, the parties desire to bind themselves, their successors and assigns, for all liabilities for the repair and maintenance of the aforesaid private road.

The parties declare and covenant as follows:

1. The parties agree for themselves, their successors and assigns, to pay the sum of one-hundred dollars (\$100.00) per year per parcel that are improved or unimproved as of the date of this agreement. If any owner by their negligence cause damage to the road, the expense of repairing such damage shall be born exclusively by the responsible owner. During any activity (such as, but not limited to construction) on any of the parcels, the owner of the parcel upon which activity is occurring shall be individually responsible for the cost of repairs made necessary by heavy equipment, etc. using the road during such activity. The yearly assessment may be increased or decreased by a majority vote of the parties, their successors and assigns (one vote per parcel of land), which vote shall be held at a meeting of the said landowners held following written notice to all parties, their successors or assigns, by mail or delivery in person at least five (5) days prior to such meeting. The aforesaid notice shall state the time, date, place, and purpose of such meeting, which purpose may be the increase or decrease of the assessment, or the making of a binding decision concerning the repair or maintenance of the road. *1000/yr*
own. respon. for damage to road.
inc/dec yr assess.
1 vote/parcel
2. A majority vote at a duly held meeting of the said landowners shall elect a committee of three persons. It shall be the responsibility of such committee to collect, keep, and disburse all monies collected for the repair, maintenance and/or improvement of the aforesaid private road. It shall be the committee's further responsibility to determine whether repair and/or maintenance is necessary and to contract for the making of such repairs and/or maintenance.
3. Major improvements to the said private road such as resurfacing or widening shall be done only after a majority of the landowners has approved such action at a duly called meeting for that purpose.
4. If any of the parties, their successors or assigns, fails to pay any assessment within ninety (90) days after a bill for such assessment has been mailed or delivered to them in person by the committee, the amount due by the said landowner shall bear interest at the maximum rate allowed by law from the date until paid. The committee shall be entitled to bring an action against any landowner who fails to pay any assessment within ninety (90) days of its due date for the assessment, interest thereon, plus any costs and reasonable attorney's fees.

WITNESS the following signatures and seals:

Steve Adams

STEVE ADAMS, Manager Steve Adams, Inc.

Bryan F. Johnson

BRYAN JOHNSON, Manager TNT Land Resources, LLC

James Darrell Kellum

DARRELL KELLUM, Manager Darrell Kellum, Inc.

Laurie A. Boyer

LAURIE A. BOYER

STATE OF VIRGINIA
COUNTY OF KING WILLIAM, to-wit:

The foregoing Agreement was acknowledged before me this 25 day of
October, 2010 by Steve Adams, Manager Steve Adams, Inc.

Lauren Davenport
Notary Public

My commission expires 9/30/2011



STATE OF VIRGINIA
COUNTY OF KING WILLIAM, to-wit:

The foregoing Agreement was acknowledged before me this 25 day of
October, 2010 by Bryan Johnson, Manager TNT Land Resources, LLC.

Lauren Davenport
Notary Public

My commission expires 9/30/2011



STATE OF VIRGINIA
COUNTY OF KING WILLIAM, to-wit:

The foregoing Agreement was acknowledged before me this 25th day of
October, 2010 by Darrel Kellum, Manager Darrell Kellum, Inc.

Lauren Davenport
Notary Public

My commission expires 9/30/2011



STATE OF VIRGINIA
COUNTY OF KING WILLIAM, to-wit:

The foregoing Agreement was acknowledged before me this 10th day of
November, 2010 by Laurie A. Boyer.

Laura B. Samuel
Notary Public

My commission expires 6/30/11 Reg. # 141829

INSTRUMENT #100002351
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF KING WILLIAM ON
NOVEMBER 12, 2010 AT 02:23PM

PATRICIA M. NORMAN, CLERK
RECORDED BY: PMN PMN

AGENDA ITEM 10.a.

Resolution 22-59 - Draft resolution to approve CUP

RESOLUTION 22-59

**APPROVE CONDITIONAL USE PERMIT (CUP) 01-2022
TAX MAP PARCEL 29-72D – APPLICANT: CHARLES SNEAD**

WHEREAS the applicant is requesting a Conditional Use Permit to operate a campground which will consist of four platformed campsites, a larger platformed gazebo, six recreational vehicle sites, a primitive tent camping area, nine additional camp sites; a check-in office, dump station, guesthouse, bathhouse with laundry, boathouse, and a large and small gazebo; and

WHEREAS already existing on the property are a pool with decking and gazebo, outdoor kitchen and bar, food cafe, hot tub, outdoor dining terrace, pond, and hiking trails; and

WHEREAS the current King William County Comprehensive Plan talks about the need for "Growth in agritourism, focus on tourism that draws families interested in hunting, fishing, camping, boating, kayaking, biking, hiking ... nature! Market to outside events - weddings, concerts, tournaments etc. Encourage B & B / VRBO vacation rentals; and

WHEREAS King William County Code Section 86-44 states that a conditional use may be approved by the Board of Supervisors for any use specifically identified as a permitted conditional use in the Use Matrix in Article VII. In approving these conditional uses, the Board of Supervisors may, in addition to the general regulations applicable to the zoning district in which the conditional use is located, impose any additional reasonable conditions in connection therewith that it deems necessary to ensure that the conditional use will be consistent with the overall intent and spirit of this ordinance. The Board of Supervisors may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with; and

26 **WHEREAS** King William County Code Section 86-44 further states that a conditional
27 use permit shall not be issued unless the Board of Supervisors shall find that:

28 a. The proposed use will not adversely affect the health, safety, or welfare of persons
29 residing or working in the general proximity, of the proposed use. Nor will the
30 proposed use be detrimental to public welfare or injurious to the property or
31 improvements in the neighborhood. Among matters to be considered in this
32 connection are traffic congestion, noise, lights, dust, odor, fumes, and vibrations, with
33 due regard for timing of operation. Screening, and other matters which might be
34 regulated to mitigate adverse impact.

35 b. The proposed use will conform to the comprehensive plan, or to specific elements
36 of such plan, and the official policies adopted in relation thereto, including the
37 purposes and the expressed intent of this ordinance; and

38 **WHEREAS** the King William County Planning Commission held a duly advertised
39 public hearing on June 7, 2022 and voted 4 to 1 to recommend denial to the Board of
40 Supervisors of conditional use permit 01-22; and

41 **WHEREAS**, as part of that same motion the King William County Planning
42 Commission voted 4 to 1 to recommend "further, that based on the years of abuse of the
43 neighboring property owners, the Board cancel all current permits held by Mr. Snead for the
44 Bed and Breakfast, campground, and any and all other uses of parcel 29-72D except for the
45 previous use of the property as a residence, therefore, allowing the adjacent owners to live
46 in peace and tranquility of their rural property that they sought when purchasing their
47 property"; and

48 **WHEREAS** staff recommends the following thirteen (13) conditions if CUP 01-2022
49 is approved:

50 1. The owner/applicant shall meet all requirements in Article XI. Landscaping,
51 Screening, and Fencing, which applies to properties seeking a conditional use permit.
52 The landscape buffer should provide a year-round visual screen between all adjacent
53 properties. The buffer may consist of fencing, evergreens, boulders, mounds, or a
54 combination of material approved by the Director of Planning. Plants should be
55 sufficiently large and planted in such a fashion that year-round screening at least six
56 (6) feet in height shall be produced within one growing season.

57 2. Necessary safeguards such as noise levels from amplified noise, fireworks, gunfire,
58 explosions, ATVs will be prohibited for the protection of surrounding property,
59 persons, and the neighborhood values.

60 3. Any exterior lighting shall meet the requirements of Article XII and be approved by
61 the Director of Planning.

62 4. Walls and fences may be used with landscaped areas to provide buffering, privacy,
63 and separation. Any walls or fencing installed shall be approved by the Director of
64 Planning and comply with Section 86-297. The walls or fencing can be used for
65 security, or for aesthetic reasons, but may not create an unsightly or unsafe condition
66 on or off of the public or private property on which the fence or wall is proposed.

67 5. The owner is required to have a separate entrance for guests and not use the
68 existing shared private lane "Roane Oak Trail" with the residents that live and have
69 property on Roane Oak Trail.

70 6. The property shall have a maximum capacity of fifty (50) people on the property at
71 one time, including without limitation guests, invitees, owners, contractors, and other
72 persons.

73 7. The property owner must meet all Virginia State Code requirements pertaining to
74 the operation of a campground.

75 8. The property owner must meet all Health Department requirements and obtain
76 any required Health Permits for the bathrooms, waste disposal, water supply, and
77 food service.

78 9. The property owner must maintain all required liability insurance on the property.

79 10. No special events can take place unless the owner applies for and obtains approval
80 through a Conditional Use Permit for an Event Venue which means hosting affairs,
81 including but not limited to, banquets, dinners, parties, weddings, and the like.

82 11. There shall be no outdoor use of amplified music or sound.

83 12. The Planning Commission may review the Conditional Use Permit at the end of
84 each year to ensure that the property owner/applicant is complying with all
85 requirements and conditions.

86 13. The Board of Supervisors can process a CUP amendment to terminate the CUP
87 based upon any violations. The process would require initiation by the Board of
88 Supervisors of the Conditional Use Permit amendment to terminate, refer the
89 proposed CUP to the Planning Commission, receive the Planning Commission's
90 recommendation after a public hearing, then consider whether to terminate the CUP
91 after the Board of Supervisor's public hearing; and

*Proposed for Adoption by King William County Board of Supervisors
July 25, 2022 Regular Meeting*

92 **WHEREAS** the Board of Supervisors conducted a duly advertised public hearing on
93 July 25, 2022 to receive public comment;

94 **NOW, THEREFORE, BE IT RESOLVED**, the King William County Board of Supervisors
95 hereby approves CUP 01-2022, with the condition that the applicant will meet all thirteen
96 (13) conditions outlined above.

97 **DONE** this 25th day of July, 2022.

DRAFT

AGENDA ITEM 10.a.

Resolution 22-59 - Draft resolution to deny CUP

RESOLUTION 22-59

ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION TO DENY

CONDITIONAL USE PERMIT (CUP) 01-2022

TAX MAP PARCEL 29-72D – APPLICANT: CHARLES SNEAD

WHEREAS the applicant is requesting a Conditional Use Permit to operate a campground which will consist of four platformed campsites, a larger platformed gazebo, six recreational vehicle sites, a primitive tent camping area, nine additional camp sites; a check-in office, dump station, guesthouse, bathhouse with laundry, boathouse, and a large and small gazebo; and

WHEREAS already existing on the property are a pool with decking and gazebo, outdoor kitchen and bar, food cafe, hot tub, outdoor dining terrace, pond, and hiking trails; and

WHEREAS the current King William County Comprehensive Plan talks about the need for "Growth in agritourism, focus on tourism that draws families interested in hunting, fishing, camping, boating, kayaking, biking, hiking ... nature! Market to outside events - weddings, concerts, tournaments etc. Encourage B & B / VRBO vacation rentals; and

WHEREAS King William County Code Section 86-44 states that a conditional use may be approved by the Board of Supervisors for any use specifically identified as a permitted conditional use in the Use Matrix in Article VII. In approving these conditional uses, the Board of Supervisors may, in addition to the general regulations applicable to the zoning district in which the conditional use is located, impose any additional reasonable conditions in connection therewith that it deems necessary to ensure that the conditional use will be consistent with the overall intent and spirit of this ordinance. The Board of Supervisors may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with; and

27 **WHEREAS** King William County Code Section 86-44 further states that a conditional
28 use permit shall not be issued unless the Board of Supervisors shall find that:

29 a. The proposed use will not adversely affect the health, safety, or welfare of persons
30 residing or working in the general proximity, of the proposed use. Nor will the
31 proposed use be detrimental to public welfare or injurious to the property or
32 improvements in the neighborhood. Among matters to be considered in this
33 connection are traffic congestion, noise, lights, dust, odor, fumes, and vibrations, with
34 due regard for timing of operation. Screening, and other matters which might be
35 regulated to mitigate adverse impact.

36 b. The proposed use will conform to the comprehensive plan, or to specific elements
37 of such plan, and the official policies adopted in relation thereto, including the
38 purposes and the expressed intent of this ordinance; and

39 **WHEREAS** the King William County Planning Commission held a duly advertised
40 public hearing on June 7, 2022 and voted 4 to 1 to recommend denial to the Board of
41 Supervisors of conditional use permit 01-22; and

42 **WHEREAS**, as part of that same motion the King William County Planning
43 Commission voted 4 to 1 to recommend "further, that based on the years of abuse of the
44 neighboring property owners, the Board cancel all current permits held by Mr. Snead for the
45 Bed and Breakfast, campground, and any and all other uses of parcel 29-72D except for the
46 previous use of the property as a residence, therefore, allowing the adjacent owners to live
47 in peace and tranquility of their rural property that they sought when purchasing their
48 property"; and

49 **WHEREAS** the Board of Supervisors conducted a duly advertised public hearing on
50 July 25, 2022 to receive public comment;

51 **NOW, THEREFORE, BE IT RESOLVED**, that the King William County Board of Supervisors
52 accepts the recommendation of the Planning Commission and hereby denies CUP 01-2022,
53 and

54 **BE IT FURTHER RESOLVED** that the King William County Board of Supervisors does cancel
55 all current permits held by the applicant for the Bed and Breakfast, campground, and any
56 and all other uses of parcel 29-72D except for the use of the property as a residence.

57 **DONE** this 25th day of July, 2022.

DRAFT

AGENDA ITEM 10.a.

Public Comments Rec'd Through July 19, 2022

July 8, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Arnaud William Clark. I reside at [REDACTED] Fort Monroe Virginia
[REDACTED].

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I have visited Zebulon's Grotto since the beginning of COVID and enjoyed the outdoor environment in a beautiful setting where I could space myself but still enjoy the company of other members. It is a very relaxing and wonderful place. Always peaceful. The grounds are the nicest and cleanliest that I have seen in the State of Virginia.

There are no alternative accommodations like this anywhere in Virginia.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,

[REDACTED]

Fort Monroe, VA [REDACTED]

[REDACTED]



WILLIAM EDWARD SENN

[REDACTED]
Washington, DC [REDACTED]
July 7, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

I strongly support the above referenced Campground Permit application and urge its approval.

I'm a conservative Republican (yes, there are a few of us in Washington DC), and I strongly support the free marketplace. I am very opposed to any efforts to impose restrictions on the free enterprise system. I believe that the marketplace can and should determine winners and losers.

I visit King William County because of Zebulon's Grotto, and I support other local businesses, primarily restaurants and stores, when I visit.

Approval of this campground permit would help meet the need in the county for additional overnight accommodations for outside visitors. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto, but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away.

Mr. Charles Snead is a welcoming ambassador for King William County, and I hope you will approve his application for a campground permit.

Sincerely,

[REDACTED]

William Edward Senn



July 10, 2022

**King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086**

Re: CUP 01-22 Campground Application

Dear King William County Board of Supervisors

My name is Steven Hoy, and I reside in Henrico County, Virginia. I am also owner/CEO of a national educational software corporation.

I am writing to express my support and to urge the King William County Board of Supervisors to approve the Conditional Use Permit (CUP01-22) application by Mr. Charles Snead that is under consideration at your upcoming Board of Supervisors meeting. The economic impact to King William County businesses by visitors/guests of Zebulon's Grotto, is substantial. After attending the King William County Planning Commission meeting on June 7th, it was apparent that the Planning Commission abdicated their responsibility to perform a reasonable level of due diligence in evaluating Mr. Snead's application and articulated no consideration of the economic growth and development opportunity that it represents. Their recommendation to the Board of Supervisors was premature and should be nullified.

I have personally known Mr. Snead since 2016 and have frequently visited his property as either a recreational user for the day or as a guest at his Bed and Breakfast.. Although I have been a Richmond area resident since 1988, I had never visited King William County until coming to Zebulon's Grotto in 2016.

While understanding that I am not a resident of King William County and that input from local residents is a part of your deliberation, it is equally important that you consider input from visiting tourists and guests of Mr. Snead's property given the favorable impact that Zebulon's Grotto provides with respect to tourism in King William County and the related economic benefits.

Conservatively, my annual economic spend in King William County restaurants, grocery store and gas stations is a minimum of \$1,000. Singularly, that figure is inconsequential. However, if we assume that visitors spend only 10% of that amount annually (\$100) and conservatively estimate 1,000 visitors (9 per day) during the 4 primary months in which Zebulon's Grotto operates, that equates to \$100,000 or an average of \$25,000 per month in retail business revenue. Given the limited volume of restaurants and retail outlets in King William, visitors to Zebulon's Grotto represent a substantial economic influence to the county. My economic illustration is conservative. The majority of visitors to Zebulon's Grotto are recurring and not unique. So, the actual economic influx of revenue to King William businesses, from outside visitors, ranges somewhere between \$100,000 to \$1,000,000 during a seasonal 4-month period every year - all of which is entirely attributable to Mr. Snead's business. This is a direct contribution to the businesses of King William County, not including monies spent at Zebulon's Grotto. Furthermore, if you believe the exaggerated complaints by neighbors regarding excessive traffic congestion on Roane Oak Road, than that not only substantiates the economic impact from Zebulon's Grotto, but amplifies it, considerably. As such, this CUP application deserves objective, unbiased and serious consideration by the Board of Supervisors which evaluates the entirety of its impact to the county. Anything to the contrary would be a disservice to your community, your constituents and, be discriminatory towards the applicant, especially in light of various remarks made during the Planning Commission meeting and comments published in the King William County Courier newspaper.



As a business owner, I would think that the Board of Supervisors would be seeking to better understand Mr. Snead's business and support working collaboratively with him and neighbors to ensure resolution between the two in a manner that would be acceptable to both. Based on the June 7th Planning Commission Meeting however, the situation looks more like the county responding to whomever screams the loudest versus being interested in doing what is in the best interest of the county and working towards that objective.

Hopefully, the Board of Supervisors will consider the opportunity for the county's growth and development consistent with its Comprehensive Plan. Mr. Snead's Campground application is in alignment with that plan. He is economically benefiting the county by bringing outside visitors for the purpose of outdoor recreation, with no adverse impact to the rural character of King William County and attracting individuals who spend money at the very limited selection of businesses which exist. That is not an easy thing to do, especially when there are no other options for overnight accommodations or outdoor recreation as offered by Zebulon's Grotto.

Zebulon's Grotto has a large following of visitors from all regions of Virginia as well as Maryland, D.C. and North Carolina. Most of these visitors are within a 2- hour or less drive. Over the past 6-years, Mr. Snead, through Zebulon's Grotto has made a huge contribution to the name recognition of King William County and identifying it as a place for peaceful, outdoor recreation in a rural environment that is close enough to visit for a few hours, or escape for an overnight excursion. The extent of criticism and harassment he has had to endure from neighbors is excessive, but the criticism he has had to endure by county officials in light of his contributions is unwarranted.

The Board of Supervisors cannot allow their own personal or religious biases, nor those of community members, to influence their decision. That would be the equivalent of not allowing Don Pedro's Restaurant to operate because you personally don't like Mexican food. That would be absurd and also considered discriminatory.

In closing, as a frequent visitor and economic contributor to King William County, I reiterate my support for Mr. Snead's CUP 01-22 Application and urge the Board of Supervisors to approve his application. Please allow Mr. Snead to work through his zoning and building compliance issues as needed. It is his desire to operate his proposed campground in compliance with King William County Zoning ordinances.

Give Mr. Snead the opportunity to demonstrate the value that his proposed, **Zebulon's Grotto Campground** will offer to King William County.

Sincerely,

[Redacted signature block]

Steven D. Hoy

[Redacted address block]

CC: Mr. Charles Snead, Zebulon's Grotto

11 July 2022

Melvin Rashad Hasan
[REDACTED]

Re: CUP 01-22 Campground Application for Zebulon's Grotto

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Dear King William County Board of Supervisors:

My name is Melvin Rashad Hasan. I reside at [REDACTED] Williamsburg
VA [REDACTED]

I am writing to express my support for Charles Snead, owner/operator of Zebulon's Grotto. I wholeheartedly support your approval of his Conditional Use Permit for a campground at Zebulon's Grotto located at 281 Roane Oak Trail, King William VA. Mr. Snead provides an exceptional place for my friends and I to relax and enjoy the natural environment located in beautiful King William County. I am a 30-year Veteran of the United States Air Force and truly enjoy the opportunity to get out into a peaceful and relaxing environment such as that presented at Zebulon's Grotto. I have made frequent visits to Zebulon's Grotto in the last 3 years. And wished that more overnight accommodations were available. On some occasions when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto accommodations were not available due to the limited capacity. As you are aware there are very limited overnight accommodations in the area near Zebulon's Grotto, I believe the nearest hotel is 20 miles away. Please approve the Conditional Use Permit for Zebulon's Grotto Campground Permit application which could help meet the need in the county to increase overnight accommodations for outside visitors.

When I visit Zebulon's Grotto, I also frequent and spend money at the grocery store, gas station, ABC store and restaurants in the area, bringing money into the county and supporting those businesses. In addition, Zebulon's Grotto is also a business that pays taxes and supports your tax base. I know of no instances where those visiting the Grotto have harassed or had negative encounters with any resident of King Williams County.

I realize that there are those that would say no to the approval of this Conditional Use Permit. However, I would say they are simply seeking to reduce tax revenue being paid to King William County. While they may have an emotional appeal in their request however their emotions don't support the business of running and supporting a building County, such as King William County.



I believe Mr. Snead is an exceptional host and his facility provides an exceptionally peaceful and relaxing place for my friend and I to enjoy nature while sharing each other's company. This facility reflects well on King William County and your approval of his request will reflect well on your ability to lead an inclusive community.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for King William County.

Sincerely,


MELVIN RASHAD HASAN

RECEIVED
JUL 25 2022

July 7, 2022

[REDACTED]

King William Board of Supervisors
180 Horse Landing Rd. #4
King William, Va 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Raymond G. Lewter, I am a King William Resident and reside at [REDACTED] Aylett, Va.
[REDACTED]

I am writing to support the Campground Application for Zebulon Grotto. I have worked with Mr. Charles Snead on numerous landscaping projects for the City of Richmond for over 20 years. Mr. Snead is an expert in landscaping and natural settings.

Mr. Snead has done a wonderful job to create a place for individuals to relax, observe nature, walk the nature trails, enjoy fishing, and view the night sky. Zebulon Grotto gives campers peace and quiet and helps them forget the sirens, gun shots etc. that are present in the city.

Approval of the campground would help meet the need for overnight accommodations and bring guests and tourists to the area, thus creating an economic impact to area business.

I sincerely hope you will approve Mr. Snead's application for a campground permit and please give me a call if you have any questions. [REDACTED]

Thank you for your consideration in this matter.

[REDACTED]

Raymond G. Lewter



From: noreply@civicplus.com
To: [Deputy Clerk](#)
Subject: External: Online Form Submittal: July 25, 2022 Public Hearing - CUP 01-2022: Applicant/Owner - Charles Snead
Date: Saturday, July 16, 2022 7:09:05 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

July 25, 2022 Public Hearing - CUP 01-2022: Applicant/Owner - Charles Snead

Guidelines for Public Hearings [Download Guidelines](#)

Registration is required by noon on the day of the meeting for those wishing to speak from an online platform (Zoom).

If you do not register with the name and email address under which you will appear online, you will not be allowed to unmute and offer comment.

This process was instituted at the Board of Supervisors November 8, 2021 Work Session in response to repeated offensive and disruptive behavior by some online participants.

First & Last Name	Devon Almedes
Email Address	[REDACTED]
The District in Which You Reside	Outside King William County
Phone Number	[REDACTED]
Address	[REDACTED]
City	Richmond
State	VA
Zip Code	[REDACTED]

(Section Break)

Register to Speak / Submit a Written Comment	Submit Written Comment Only
--	-----------------------------

July 25, 2022 Public Hearing
CUP-01-2022: Applicant/Owner – Charles Snead

A request for a Conditional Use Permit in order to permit a campground on the property located at 281 Roane Oak Trail. The property consists of approximately 35.8 acres and is zoned A-C (Agricultural-Conservation). The property is in the Courthouse District.

Written Comment

The backlash and uproar against this place is absolutely ridiculous. I have visited the resort numerous times since relocating to nearby Richmond and have never experienced "traffic", or potential inappropriate exposure. The resort itself is set OFF of the road and has an appropriate visual buffer around the property. Instead of outright disapproval, why not provide alternatives to approval? Green buffers around structures, sound limitations at given times? Aside from this place I have absolutely no reason to spend any money in the County, and to effectively kill it will keep my dollars elsewhere. The word will be spread and the slight boost to the stagnant economy will disappear.

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Deputy Clerk](#)
Subject: External: Online Form Submittal: July 25, 2022 Public Hearing - CUP 01-2022: Applicant/Owner - Charles Snead
Date: Sunday, July 17, 2022 5:26:53 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

July 25, 2022 Public Hearing - CUP 01-2022: Applicant/Owner - Charles Snead

Guidelines for Public Hearings [Download Guidelines](#)

Registration is required by noon on the day of the meeting for those wishing to speak from an online platform (Zoom).

If you do not register with the name and email address under which you will appear online, you will not be allowed to unmute and offer comment.

This process was instituted at the Board of Supervisors November 8, 2021 Work Session in response to repeated offensive and disruptive behavior by some online participants.

First & Last Name	Mario Ward
Email Address	mward77@gmail.com
The District in Which You Reside	Outside King William County
Phone Number	803-606-2125
Address	722 Autumn Cir
City	Columbia
State	South Carolina
Zip Code	29206

(Section Break)

Register to Speak / [Speak Via Zoom](#)
Submit a Written Comment

July 25, 2022 Public Hearing
CUP-01-2022: Applicant/Owner – Charles Snead

A request for a Conditional Use Permit in order to permit a campground on the property located at 281 Roane Oak Trail. The property consists of approximately 35.8 acres and is zoned A-C (Agricultural-Conservation). The property is in the Courthouse District.

Written Comment

Mr. Snead is a responsible caring business with a great sense of social responsibility. By granting this conditional use permit, I feel that the Board of Supervisors will have sided on the right side of law and decency.

Email not displaying correctly? [View it in your browser.](#)

13 July 2022

Alistair S. Blackman

Re: CUP 01-22 Campground Application for Zebulon's Grotto

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Dear King William County Board of Supervisors:

I am Alistair S. Blackman a resident of Virginia Beach, VA

I am writing to wholeheartedly express my unwavering support for your approval of a Conditional Use Permit for a campground at 281 Roane Oak Trail in King William VA. Charles Snead, owner/operator of Zebulon's Grotto is an exceptional host and businessman providing a peaceful, relaxing, and beautiful location to enjoy nature in King William County.

As a retired Veteran of the United States Navy, I appreciate the opportunity to get out from the hustle and bustle of city life and simply enjoy nature. Those of us that visit Zebulon's Grotto are peaceful, respectful, God-fearing nature lovers that enjoy the beautiful and relaxing environment in King William County at Zebulon's Grotto. When my friends and I visit Zebulon's Grotto we also frequent and spend money at the local grocery store, gas station, ABC store and restaurants in the area, bringing money into the county and supporting those businesses. In addition, Zebulon's Grotto is also a business that pays taxes and supports your tax base. We also are excited about the possibility that more overnight accommodations could be made available upon your approval of this Conditional Use Permit. This would allow us to spend more time in King William County spending money and supporting businesses in the area. We respect the community and nature and promote a positive inclusive community. I know of no instances where those visiting Zebulon's Grotto have presented any negative impacts on the community.

Please don't allow the emotional appeals of those that seek disapproval of this Conditional Use Permit to limit our ability to do business in your community. I believe Mr. Snead is an exceptional citizen, host and businessman and his facility provides an exceptionally peaceful and relaxing place for my friends and I to enjoy nature while sharing each other's company. This facility reflects well on King William County and your approval of his request will reflect well on your ability to lead and create an inclusive community.



I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for King William County.

Sincerely,



ALISTAIR S. BLACKMAN

RECEIVED
JUL 27 2022

From: noreply@civicplus.com
To: [Deputy Clerk](#)
Subject: External: Online Form Submittal: July 25, 2022 Public Hearing - CUP 01-2022: Applicant/Owner - Charles Snead
Date: Monday, July 18, 2022 7:56:08 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

July 25, 2022 Public Hearing - CUP 01-2022: Applicant/Owner - Charles Snead

Guidelines for Public Hearings [Download Guidelines](#)

Registration is required by noon on the day of the meeting for those wishing to speak from an online platform (Zoom).

If you do not register with the name and email address under which you will appear online, you will not be allowed to unmute and offer comment.

This process was instituted at the Board of Supervisors November 8, 2021 Work Session in response to repeated offensive and disruptive behavior by some online participants.

First & Last Name	Mark F. Flyge
Email Address	mark.flyge@aol.com
The District in Which You Reside	Outside King William County
Phone Number	(757) 679-7612
Address	704 World Court
City	Chesapeake
State	Virginia
Zip Code	23020

(Section Break)

Register to Speak / Submit a Written Comment	Submit Written Comment Only
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July 25, 2022 Public Hearing
CUP-01-2022: Applicant/Owner – Charles Snead

A request for a Conditional Use Permit in order to permit a campground on the property located at 281 Roane Oak Trail. The property consists of approximately 35.8 acres and is zoned A-C (Agricultural-Conservation). The property is in the Courthouse District.

Written Comment

I'd be more concerned about my child seeing a clothed person carrying a rifle in the forest than seeing a naked person. And why would children be so close to this private property when there is so much forest in the area? No one here is doing anything wrong in God's eyes. We are enjoying the sun and the starlight in the way we were born. Naked. There is nothing wrong with nudity. Why is this country so pro gun shooting in the forest. A violent unnatural act and against such a peaceful natural act as walking in the forest naked? I'm a 67 year old father and grandfather. I've visited ZG a number of times and have peacefully enjoyed every moment of my visit. Please allow ZB to stay. Please allow ZB to expand somewhat so others may enjoy this wonderful place. Don't take sides. Balance the issue of rights please. If we were a gun club asking for permission to hunt and kill creatures on the property there would be no issues. But peacefully enjoying the outdoors nude is an issue? Something is terribly wrong with this scenario!

Email not displaying correctly? [View it in your browser.](#)

July 13, 2022

Jerod T. Jeffers

Richmond, VA

King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Jerod T. Jeffers, and I live at [REDACTED] Richmond, VA [REDACTED] in the City of Richmond. I am writing to express my whole-hearted support for Mr. Snead's Campground Permit application. I have visited Zebulon's Grotto on many occasions over the past several years and enjoy the opportunity to come to King William County. Mr. Snead's facility, Zeublons Grotto, offers a unique place for individuals to relax, camp, and enjoy the outdoors. I find it so impressive that this man has felt empowered to make use of his property by opening it to the enjoyment of others in the larger community. It is rare and I am thankful when I can escape the hustle of my city/life work for a weekend at his campground.

I am a small businessman myself, and therefore appreciate the strains and concerns that come with working hard to build a successful enterprise in difficult economic conditions. When considering Mr. Snead's application, I ask you to consider the economic impact his campground and recreational use visitors have on other businesses in King William County. When I visit, I often buy gas and groceries in Central Garage. I have gotten takeout from Chen's, Vinny's, and Hong Kong, as well as fast food from Bojangles and Burger King. I have enjoyed sit-down meals at Route 30 BBQ, Halterman's Eatery, Roma Ristorante, and Don Pedro. In a normal year, I estimate that I spend between \$750 and \$1,000 at other King William businesses when I come to stay at Zebulon's Grotto.

Approval of this campground permit would help to meet a need in the county for overnight accommodation for outside visitors. Other than a handful of Air BnB rentals, I am unaware of any overnight accommodations for outside visitors to King William. I have tried to make reservations for a room or to camp overnight at Zebulon's Grotto and been unable to do so because of the current limited capacity. Although nearby Zoar State Forest and Sandy Point State Forest may offer visitors an opportunity to enjoy the outdoors, they lack the amenities of Mr. Snead's facility, such as camping and restrooms. Mr. Snead seeks to expand his accommodations in a responsible manner and in a way which benefits the community by bringing an influx of outside dollars to the local economy.

I enthusiastically urge your approval of Mr. Snead's application for a campground permit. I thank you for your time and consideration.

Sincerely,

Jerod T. Jeffers

Cc: Charles Snead



John C. Martin



July 12, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

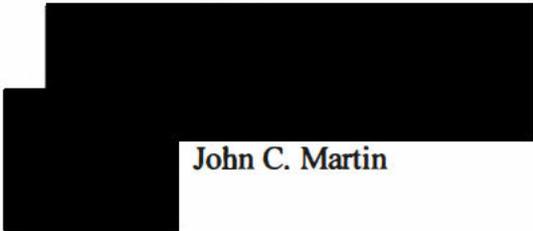
Dear King William County Board of Supervisors:

My name is John Martin. I reside at [REDACTED], Richmond, VA [REDACTED] and am a resident of the City of Richmond, Virginia. I am writing to express my enthusiastic support for the above-captioned Campground Permit application. I have visited Zebulon's Grotto on numerous occasions during the past 4 years and always enjoy the opportunity to come to King William County. Mr. Snead's facility offers a unique and refreshing place for individuals to relax, exercise, and enjoy the outdoors.

When considering this application, please factor in the economic impact to other businesses in King William. On my visits, I have spent between \$30 and \$250 at other businesses in your county. This includes: buying gas at the service stations in Central Garage; shopping at Food Lion, Southern States, Tractor Supply Co, The Fix thrift store; meals at Route 30 BBQ, Halterman's Eatery, Roma Ristorante, Chen's, Bojangles, and Burger King. I would estimate that the average amount spent on each visit is approximately \$95, outside of charges for Mr. Snead's facility. In a typical year, that results in my spending approximately \$1,000 at other King William businesses. When I visit Zebulon's Grotto, I meet men and women who have traveled from Hampton Roads, Northern Virginia, Washington DC, southside Virginia, and outside the Commonwealth, in addition to my "neighbors" from metro Richmond. If not for camping and recreational use visits to Zebulon's Grotto, I would have no reason to visit, and spend money in, King William County. Nor, I suspect, would any of the other people I meet there.

Approval of this campground permit would help to meet an obvious need in the county for overnight accommodation for outside visitors. On several occasions, I have attempted to make a reservation for a room or to camp overnight at Zebulon's Grotto and was unable to do so because of the existing limited capacity. There are no alternative accommodations in King William County. If Mr. Snead's facility is full, I and my money will stay at home.

I urge your approval of Mr. Snead's application for a campground permit and I thank you for your time and consideration.



John C. Martin



Cc: Charles Snead

7/12/2022

BOARD OF SUPERVISORS
King William County

I wish to support
the application by Charles
Snead, to increase
campsites

with covid, that
apparently is not going
away anytime soon,
it is a good place
to socialize and get
out of the city

Thank you

Neal PARSONS

Richmond



From: noreply@civicplus.com
To: [Deputy Clerk](#)
Subject: External: Online Form Submittal: July 25, 2022 Public Hearing - CUP 01-2022: Applicant/Owner - Charles Snead
Date: Monday, July 18, 2022 1:55:59 PM

July 25, 2022 Public Hearing - CUP 01-2022: Applicant/Owner - Charles Snead

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This process was instituted at the Board of Supervisors November 8, 2021 Work Session in response to repeated offensive and disruptive behavior by some online participants.

First & Last Name	Elishua Perez
Email Address	Perez.elishua@gmail.com
The District in Which You Reside	Outside King William County
Phone Number	787-202-1362
Address	2122 Massachusetts ave NW 605
City	Washington
State	DC
Zip Code	20005

(Section Break)

Register to Speak / Submit a Written Comment	Submit Written Comment Only
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July 25, 2022 Public Hearing
CUP-01-2022: Applicant/Owner – Charles Snead

A request for a Conditional Use Permit in order to permit a campground on the property located at 281 Roane Oak Trail. The property consists of approximately 35.8 acres and is zoned A-C (Agricultural-Conservation). The property is in the Courthouse District.

Written Comment

Charles Snead has created a safe and inclusive space for people with different backgrounds, cultures, languages, locations, and upbringings to come together and share experiences. This open and natural space provides for the appreciation of a variety of trees, plants, wild life; and provides the ability to walk, hike, swim and fraternize with others. This peaceful location serves as therapy and oasis for those who live with anxiety, depression, mental health, claustrophobia, autistic spectrum and many other conditions this open space provides support to. It is very concerning and dangerous to close a place that provides peace, tranquillity and harmony; specially for a lot of us whom have been in quarantine for a prolonged period of time in the past years.

In my experience, this place has served tremendously as a support to my mental and physical health as a fire survivor by giving me the opportunity to incorporate physical therapy in my daily routine, develop a healthy mind and become a part of a community that is respectful and welcoming to all. For these and many more reasons, I vote for this location to remain open and accessible to those who need and benefit from the services this space provides.

July 8, 2022



King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Mr. Sidney O. Wade Jr. I reside in Fort Washington Maryland.

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I have visited Zebulon's Grotto on many occasions during the past four years and I usually visit every month during the warmer weather. I enjoy the beautiful and serene countryside of King William County.

Mr. Snead is an excellent host and a positive contributor to King William. He provides a first-class environment for his guests to relax and enjoy the outdoors.

The only negative is the limited accommodations at Zebulon's Grotto. Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. And most visitors really do not want to have to travel 20 or more miles just to find a decent hotel and have to drive back and forth to enjoy Zebulon's Grotto.

Important points to consider: Zebulon's Grotto and the proposed campground have a minimum environmental impact on the land; this is a clean, quiet, and non-polluting enterprise. Mr. Snead has gone to great lengths to negate any perceived impact his business might have on any neighbors and the community. He built a private road that does not pass by or touch any of his neighbors' property. The improvements he has made to his property and business are professionally designed; upscale in quality and enhance the beauty of the land.

There are no negatives to his request. Not traffic congestion; not noise; not negative impact to the land.

I routinely visit several local businesses every time I'm at the grotto. I know other guests do the same.

Approving Mr. Snead's application for a campground permit would be a win/win for the visitors and for the county.

Sincerely,

[Redacted signature area]



AGENDA ITEM 10.a.

Public Comments Rec'd After July 19, 2022 and by Noon on July 25, 2022

[Received via email on July 21, 2022]

To: KING WILLIAM COUNTY BOARD OF SUPERVISORS

FROM: WILLIAM R. BARBER, JR.

2ND DISTRICT

RE: CONDITIONAL USE PERMIT # 01-2022

Good evening. I am speaking on behalf of my family. (The Farmer Family), all of which live on Roane Oak Road, from Roane Oak Trail to the end of Roane Oak Road. Our family would like to oppose the request for a Conditional Use Permit to run a campground located at 281 Roane Oak Trail, owned by Mr. Charles Snead.

Our family has resided on Roane Oak Road for many generations. We have worked and raised our families here. We want to maintain a safe environment for our families today, just as our parents, grandparents and great grand parents did before us. Until the development of Roane Oak Trail, Roane Oak Road was only traveled by our families, Mr. Wainwright and VDOT. This area was maintained as a working farm for many years. This gave us a safe place for our children to grow up.

As recently as July 4, 2022, several members of our family witnessed a vehicle driving down Roane Oak Rd at approximately 3:30p. The fast speed that the vehicle was traveling drew our attention. The vehicle then proceeded driving off of the state-maintained portion of Roane Oak Rd. onto a private dirt road into the farm. The end of this road is clearly marked not only with the state sign noting End of State Maintenance, many No Trespassing signs but also a very large private sign that states "Private Drive, Landowners and Guest Only". One of our family members followed the car on the road for approximately 1 mile and they had not made any attempts to turn around. When they asked the driver why he was on the private road it was established that he was looking for Mr. Sneads business. He was asked to leave. Most of the families on this farm work during the week. We don't know how often this has happened in the past. However, we have seen cars turning around before on our game camera's. Moving forward we will contact the police to have any trespassers cited. This problem is only due to the increase in Mr. Sneads business and that is an impact on our rights as property owners.

The county allowed Mr. Snead to open a business believing that he was solely running a Bed and Breakfast. However, my understanding is that this venue already allows for day passes & membership to the pool and an existing camping area. That is not typical for a Bed & Breakfast but is more aligned with a campground or HOA community. Since this home is already in an HOA, I would think this development would need to be approved by the neighbors in this HOA.

My understanding is that Mr. Snead did not bring this before his neighborhood HOA and that his neighbors oppose this development.

I feel that the development that Mr. Snead is proposing shows a blatant disregard to all his direct and indirect neighbors. We already have to deal with the repercussions of his decisions. I do not feel that this is fair. Below is a list of our concerns:

- The development of Roane Oak Trail has increased the traffic on our road, which is a small secondary road.
- The road, close to the entrance to Roane Oak Trail, has started to come apart. An increase in traffic will cause this to continue to get worse. These necessary repairs are not only an inconvenience, but also comes at a unnecessary cost to King William County and its citizens.
- We have all witnessed cars stopped and lined up during the summer trying to enter the property. This impedes ingress/egress of traffic on Roane Oak Road.
- The entrance to Roane Oak Trail is in a curve at the bottom of a hill. This is not a safe spot to have cars stopped in the road.
- We have all witnessed guests leaving Mr. Snead's property without stopping or looking to see if anyone is coming from Roane Oak Road. There have been several times that we have had to slam on brakes to prevent an accident. I realize that Mr. Snead cannot be responsible for the poor driving habits of his guests. If this permit is approved there will be more traffic and this problem will get worse.
- My understanding is that King William County already has had problems with Mr. Snead following some of the county protocols and codes. What will stop him from moving forward with more unapproved developments if we do not stop him now.
- I am not an advocate for limiting the rights of the property owners, but I do not feel that this property is large enough to support a campground.

In closing we respectfully ask that the King William County Board of Supervisors DENY Mr. Snead's application for Conditional Use Permit 01-2022.

July 7, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Bill Robblee, and I live at [REDACTED] Chesapeake, VA, [REDACTED]

I'm writing in support of the Campground Application for Zebulon's Grotto.

Zebulon's Grotto is a beautiful facility and an exceptional "get away". I've enjoyed visiting many times over the last two years. Mr. Snead has created a friendly and relaxing environment, which is second to none.

With limited overnight lodging or camping nearby, approval of the Campground Application will allow more visitors to King William County. Visitors, like myself, add to the economy of local merchants and restaurants.

Thank you for your time and consideration in this matter.

Sincerely,

[REDACTED]
Bill Robblee

RECEIVED
JUL 21 2022
BY: _____

July 12th, 2022

King William Board of Supervisors
180 Horse Landing Road# 4
King William, VA 23086

To Whom It May Concern:

I'm writing this letter in support of Zebulons Grotto Bed and Breakfast / Campground.

My partner and I reside in Louisa, Virginia. We first started going there approximately six years ago. We wanted to spend time at a place with like-minded people to relax. The walking and hiking trails as well as the salt water pool and hot tub were some of the things that attracted us. The relaxed unhurried atmosphere are a welcome change to the stress of every-day life. Had it not been for Zebulons Grotto we would not have been looking to spend time in King William County. We have come there to spend a few days or to just get away for the day in the sun and to swim. The grounds and buildings are well kept. The recent addition of the new private entrance further adds to a sense of security.

Since coming there we've supported other local businesses, restaurants, fast food, grocery stores, gas stations and farmers markets to name a few.

Approval of the campground permit would help to meet the need in your county to provide overnight accommodations for outside visitors, like us. There have been many times when we tried to make a reservation for a room or to the camp overnight at Zebulon Grotto but was unable to do so, due to the limited capacity. There are no alternative accommodations in King William County, and the nearest hotel is approximately 20 miles away.

I truly hope that you will approve, Mr Snead, Zebulon Grotto application for campground permit. It would be a great thing for your County.

Sincerely,

A large black rectangular redaction box covering the signature area of the letter.

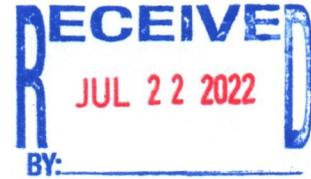
Jeremy Ho

RECEIVED
JUL 21 2022
BY: _____

Brian E. Bonson

July 15, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086



RE: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

I am Brian Bonson and I reside at [REDACTED] in Norfolk, Virginia. I am currently the Director of Marketing for [REDACTED] the largest architectural firm in Virginia.

I am writing to give my support for the Zebulon's Grotto Campground Permit Application and urge your approval. Over the past 7 years, I have visited Zebulon's Grotto nearly every other weekend in the summertime. I absolutely love the opportunity to come to King William County and spend time in such a beautiful, serene and mature setting.

Mr. Snead and Zebulon's Grotto have done an outstanding job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and safe environment. His establishment is an excellent representative of hospitality for King William County. While there, I have met excellent people from all over the East Coast. Like me, these are professional people that would otherwise likely not be visiting King William County and would be spending money elsewhere.

With Zebulon's current limited lodging options, and since I am traveling nearly 100 miles from Norfolk, I prefer to spend long weekends at Zebulon's. In order for me to do so, I have often had to travel to Doswell or Mechanicsville for campground and/or hotel accommodations. Of course, I would much prefer to stay in the truly outstanding accommodations at Zebulon's Grotto rather than travel outside of King William County.

Another thing to consider in approving this application is the economic impact to other business in your county. While spending time at Zebulon's Grotto, I often visit the shopping (Food Lion, Tractor Supply Company), fueling areas (7-11, Valero, Citgo) and restaurants (Vinny's, Roma Ristorante, Don Pedro, Burger King, Bojangles, Hong Kong Chinese, etc.) in King William County, specifically at Central Garage. Again, if not for Zebulon's Grotto, I would likely not be in King William County and would be spending many thousands of dollars elsewhere.

I truly hope you will approve Mr. Snead's application for a campground permit. Zebulon's Grotto is, and would continue to be, a great asset for King William County. Thank you for your consideration of approval for this CUP request!

Sincerely,
Brian E. Bonson

[REDACTED]

July 19, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Radcliffe Chambers. I reside at [REDACTED] Richmond, VA.

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I have visited Zebulon's Grotto on many occasions during the past 8 years and always enjoy the opportunity to come to King William County.

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto.

Also, important to consider in approving the application is the economic impact to other businesses in the county. I have personally, frequented restaurants and stores in King William County during my visit

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,

[REDACTED]

Radcliffe Chambers



King William County Board of Supervisors

180 Horse Landing Road #4

King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

To: King William County Board of Supervisors

PLEASE READ TO END OF LETTER – for actionable items,
NOT JUST THE COMPLIMENTS

It has come to my attention that some serious input is needed on this subject. I only wish I could attend this hearing – in person (will be out of the country) – as the aggrievances against this petition are so unfair and opinionated that I can hardly recognize the virtues of my fellow Virginians in its tone! It is such that I feel Charles Snead neither cannot nor WILL get a fair hearing in this county toward this requested expansion!

As a long-time resident of the state of Virginia, involved with both federal and state programs – including community planning and related interests – I am concerned over the apparent reluctance of the board to approve this permit for the expansion of the campground. Especially since I have been an avid camper - with my family – all my life. Also, I have just returned from an enjoyable, relaxing camping trip to the Lehigh Valley of Pennsylvania, a facility that is no nicer than the one established by Mr. Snead at Zebulon's Grotto, which also is obviously much closer to home.

I have visited Zebulon's Grotto on several occasions during the past couple of years, and have always enjoyed the opportunity of coming to King William County to get away from the "hustle and bustle" of city life.

Noting that there are few other campgrounds in this naturally attractive part of the state, I find your reticence even more puzzling – and concerning. The location is quietly nestled in the countryside, away from the mainstream, which, it seems to me, makes it a fine asset for the county – showing a most progressive attitude towards both leisure time and economic opportunity.

Approval of this campground permit would help meet the need in the vicinity by providing more overnight accommodations for outside visitors. There have been several times when I have tried to make a reservation for a room, or for overnight camping, at Zebulon's Grotto



– only to be turned away because of limited capacity. There are no alternative accommodations in King William County. The nearest hotel – which is 20 miles away from Zebulon's Grotto – would certainly offer no relaxation or interest at all!

Exploring the economic side of the issue, approving the application for the campground/B&B expansion would normally be viewed as a routine exercise in promoting local enterprise – making the obvious assumption that local entrepreneurs and business interests in the area might have a vested interest in their individual livelihoods! Enticing visitors to the county would seem most logical, as campers will – of necessity – have to procure food, supplies, and, of course, petrol for their automobiles! (It is a well-established fact that by “merely” stopping for fuel translates into a trip inside to buy snacks, a higher source of income for the stations than the gas!) I could only wish that MY business could take advantage of such largesse attributed to a ready-made customer base! I, myself, enjoy the local restaurants and shopping at the more eclectic stores in the area and along the way.

And, of course, the county will collect tax and fees from the campground itself!

Finally, Mr. Snead offers a most friendly, southern style of hospitality for King William – and has done a fine job of creating a place where individuals can relax and enjoy the out-of-doors among a friendly clientele and in a peaceful environment. He and his staff have always been cordial and offer fine service.

Hence, I truly hope you will approve Mr. Snead's application for the aforementioned permit. It would be a great thing enhancing the amenities in your county, and something you could advertise as a tourist location. It is not “rocket science” to see this venture as a win-win opportunity for all.

HOWEVER, after doing some research, and reading the recent Daily Press/Tidewater Review, I am even more concerned over how individual rights are being addressed in King William County! It may no longer be a county I wish to associate with! The objections to the application sound simply like petty gripes from neighbors against some enterprising soul trying to eke out a living, and unjustified disapproval from certain committee members. All arguments made by residents (most, seemingly, from one particular lane) put forth in the article strike me as wholly and exceedingly specious. The issues – as outlined in the newspaper – show how illogical and selfish they really are in regard to the actual situation, without regard to another person's rights. It would certainly seem that there are unfair and preconceived notions on the part of both the neighbors and the majority of the commissioners.

In regard to the property adversely affecting the aesthetics of the neighborhood, as to being inconsistent with the "lay of the land" there -- the area is already "desecrated" with a city dumping ground (likely for county road work), and a large radio tower -- necessary, but unsightly to the landscape. Also, the private lane leading to the camp is a full 0.2 miles in distance, and well-hidden from casual view! So hardly right next to the neighbors.

Concerning alleged traffic issues -- Charles' clientele come and go on a "random" basis -- no less than the neighbors come and go "randomly" This certainly cannot constitute any kind of serious issue, as the neighbors seem to make out to be. My experience has been that I have encountered VERY few cars in my comings and goings! There is not going to be any appreciable increase in roadway use.

In regard to any kids wandering through the woods or near the camp -- well, MY folks taught me and my siblings to "respect boundaries" at an early age, and NOT to trespass -- even when our city lots directly adjoined each of the neighbors! Heck, had we wanted, we could even look into their bedroom windows! (And gotten promptly disciplined for such behavior). This is what good parenting is for, isn't it? Snooping is not proper anywhere.

There may be infrequent occasions where the sound level may minimally rise a bit on the camp's premises; but, be reminded this IS a wooded area, which muffles noise. And unless one is specifically listening for it, it would appear to me that the birds and wind in the trees make for as much sound at the property boundaries! The backyard barbeques of neighboring residents, with many guests and and turned-up stereos, are likely far noisier.

Additionally, and importantly, the effect of your quashing one person's livelihood can -- and will -- only be seen as applying to any and all entrepreneurs wishing to locate in your county. It would certainly be bad publicity for the county if prospective incoming businesses were to construe this opinion by the commission as meaning that arbitrary and capricious actions could be taken against THEM without warning. And don't think they won't find out.

Your determination here will no doubt be publicized, especially in light of the recent newspaper article, which DEFAMED Mr. Snead and cast him and his business in a derogatory light, even though no significant action has been taken against him in the past. It should also be noted that the representation of his activities as "ABUSE" is a serious charge which should not be ignored -- this is a personal attack.

There also seems to be no compelling reason now to deny his application for expansion of the site if it is within normal standing regulations.

FINALLY, as to your expressed proposal to cancel Mr. Snead's EXISTING permit for his business -- you should perhaps consider the possibility that this action might well be considered disparate treatment and even discriminatory under various state and federal laws, and subject to legal action. Just something you might want to consider in formulating your final decision.

Respectfully submitted,

[REDACTED]
James R. Branstetter

[REDACTED]
P.O. Box 7242

Hampton, VA. [REDACTED]

cc: FHA, Economic Council, Legal Counsel

file ref: 20719-0951jb

##

AGENDA ITEM 10.a.

Public Comments Rec'd Monday, July 25, 2022 from Mr. Snead
(duplicates of previously submitted letters were removed)

July 11, 2022

King William County Board of Supervisors
180 Horse Landing Road
King William, Virginia 23086

Re: Zebulon's Grotto

As a long-term resident of King William County, I have known Charles Snead for many years and have been a recreational guest of Zebulon's Grotto. I think Mr. Snead and his beautiful facility are great ambassadors for King William County. I support his application for camp ground expansion. Here's why:

People come from across the mid-Atlantic region to experience Mr. Snead's hospitality. His facilities are top-notch, beautifully maintained and gracious. However, many of these folks—affluent travelers who contribute significantly to the King William economy through taxes, meals and fuel purchases—would stay longer if they could camp, as there is limited room at the facility and no hotels in reasonable driving distance. Therefore, the potential of positive economic impact in the county is lost, as these travelers return home early.

I have full confidence in Mr. Snead creating and maintaining a camping experience second to none, as his commitment as a businessman, citizen, taxpayer and host is well proven. He and his committed staff maintain this extraordinary facility in a manner which does King William proud.



Lawrence Wood
West Point, VA (2003–2021)
Williamsburg, VA

July 14th, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Johnny Pine. I reside at [REDACTED] Aylett, VA 23009.

I am writing to express my support for the above referenced campground permit application and recommend your approval.

I have visited Zebulon's Grotto on many occasions during the past 7 years and always enjoy my visits to their beautiful campground. I have had many opportunities to invite my Richmond and out of state friends to come to King William County and enjoy the amenities that Zebulon's Grotto offers.

Mr. Charles Snead is an outstanding representative of the warmth and hospitality of King William and has done an incredible job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and serene environment.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been many times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity and popularity of the campground. At this time there are no alternative accommodations in King William County. We are a developing county with limited places to stay overnight. Many of the nearest hotels are 20 miles away or more from Zebulon's Grotto.

Lastly, the approval of this permit for Zebulon's Grotto will continue to bring in positive economic growth to other businesses in the county. I have personally directed out of town/state guests to businesses to the Food Lion, Dollar General, and several of the gas stations and restaurants in King William County during my guests visits.

I have full faith that you will do the right thing and let King William shine and welcome others to our gem of a county and you will approve Mr. Snead's application for a campground permit. It is a win/win for King William County and Zebulon's Grotto.

Sincerely,

Johnny Pine

July 20, 2022

Dear King William County Board of Supervisors, this letter is in reference to the request for a Conditional use permit in order to permit a campground on the property located at 281 Roane Oak Trail.

The Owner Charles Snead owns over 30 beautiful acres in our county. I have personally visited his home and the property is truly magnificent. Charles makes everyone feel at home with nature and is also a very amazing host to all that visit.

As a King William resident and taxpayer I'm so grateful to have such an amazing place just down the road. This is a great place to meet new people, reconnect with nature and de-stress from challenges of life. I was pleasantly surprised to find a five-star getaway so close to home. Glamping is the new hot thing and we as county residents and you, as board members. I feel we should support our long-time county resident in their entrepreneurial efforts.

When visiting the property, I was even more surprised at how many people traveled from afar to come to our small town to experience the beauty of our county. I only see benefits by approving this request. The additional revenue, the opportunity for more business to start and join our community would be an opportunity we as taxpayers should not overlook.

I see no reason not to grant this conditional use permit. Many of the people coming to Mr. Sneads property are finding it harder and harder to escape the stresses of everyday life. I feel that Zebulon's Grotto campground addition will have no harmful effects on our county. The only negative I foresee would be for you, the board to reject the request and for us as residents to lose the financial gain the county could see from lost revenue.

Sincerely King William County Resident

Shanna M Ricchezza

Shanna Ricchezza


Aylett VA 23009



July 6th, 2022
King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086
Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Sami Alnabulsi. I reside in Washington DC.

I am writing to express my support for the above-referenced Campground Permit application and urge your approval.

I have visited Zebulon's Grotto on many occasions during the past three years and always enjoy the opportunity to come to King William County and escape the city life and relax, which it's helping our mental health from the busy economic and political life.

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors in a friendly and peaceful environment.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto.

Also, important to consider in approving the application is the economic impact on other businesses in the county. I have personally, frequented restaurants and stores in King William County during my visit. I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,

Sami Alnabulsi

Sami Alnabulsi

Compliance Manager / Certified Fraud Examiner-CFE

Harold Bannister

1901 Fall Hill Ave

Fredericksburg, Virginia

Email: [REDACTED]

Phone: [REDACTED]

To: The King William County Board of Supervisors

Date: July 10, 2022,

Subject: This letter is in support of Campsites within Zebulon Grotto.

I am a professional which requires me to work 12 to 18 hours per day totally within a florescent lite environment. Like others within my field, what limited recreation time we have, we try to get outdoors for exposure to natural sunlight. According to medical journals Natural light can reduce anemia and other medical conditions.

Zebulon Grotto is one of the few facilities with limited intrusion on the natural Virginia land scape. I enjoy the outdoors, and do support the Commonwealth of Vjrginia's effort to promote outdoor tourism.

Zebulon Grotto is providing available camp grounds that match the objectives of outdoor tourism with little to no impact on the community. Therefore, I am adding my voice in support and encourage the board to approve all campsites.

Respectfully

Harold Bannister

Harold Bannister

Good Day King William County Board of Supervisors,

My name is Dana Scott, I reside in Chillum MD. This correspondence is in support of approval for a Conditional Use Permit for campground use permit for Zebulon's Grotto.

I have been attending this campground for the past couple years. It is an awesome venue, a welcoming retreat, and the host Charles Snead is magnificent. I enjoyed the fact that it is a quick getaway from the bustle of DC into a serene migration into nature; not to mention I enjoy the outdoors and camping. I also enjoy adding other activities in King Williams Virginia such as King's Dominion to my outing when I venture there. And Red's Chicken is a must stop on the way.

I often stay overnight when reservations are available as accommodations are limited and there are no suitable accommodations near this establishment.

Thank you for your consideration and most hopefully your approval.

Best,

Dana Joseph Scott

A handwritten signature in blue ink, appearing to read 'Dana Scott', with a long horizontal flourish extending to the right.

Charles H. Burr
Attorney and Counselor at Law
201 W. City Point Road, #302
Hopewell Virginia 23860
(804) 380-7857

July 20, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23860

RE: CUP 01-22 / Charles Snead

Members of the Board:

I am writing to support Mr. Snead's application for a campground permit. By way of background, I have been a corporate attorney specializing in regulatory compliance and human resources for over thirty years, including for a Fortune 300. I am a former member of the City of Williamsburg Board of Zoning Appeals. I have additionally taught business law, human resources law and constitutional law and related subjects since 1980. In other words, I have some experience in the broader range of issues before you in this matter.

In the past, I have represented Mr. Snead on legal issues, but this letter is one of personal support regarding this matter, rather than one of legal representation.

I would characterize Mr. Snead as a red-blooded American entrepreneur who allowed his zealous pursuit of a dream to precede his compliance with zoning requirements. He has seen the error of his ways and is vigorously working to resolve those infractions by hiring a structural engineer and pursuing his permits in cooperation with the Planning Department.

I was present at the Planning Commission hearing on June 7th, in which serious departures for due process occurred. However, the issue is now in your hands and it is incumbent upon you to recognize those departures as you deliberate on whether to approve or deny Mr. Snead's CUP 01-22 application.

I have appeared before more boards across this country, but never in my career have I heard such uniformly hateful vitriol as expressed during the Planning Commission meeting. No one gets that angry about someone failing to get a building permit. There is something deeper unsaid. In the words of Patrick Henry "I smell a rat."

Zebulon's Grotto serves a unique, underserved market niche representing an economic benefit to the county while operating in alignment with King William County's

Comprehensive Plan. Approval of CUP 01-22 will not only enhance this economic benefit, but also diversify your support of small business in the county and promote tourism in the region in a manner that leverages the rural character of the county to your advantage without harming it.

Therefore, I urge the Board to give this matter fair and unbiased consideration and I respectfully request your approval of Mr. Snead's application.

Thank you for your time and attention.

Very truly yours.

Charles H. Burr

Charles H. Burr, Esq.

cc: Charles Snead

July 7, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is W. Holden. I reside in the Washington Metropolitan area and am a frequent recreational use visitor along with a number of my friends. I am writing to express my support for the Campground Permit application because it's the only place in the immediate area where my friends and I can go to escape the chaos of the DMV area. During the pandemic, everyone was limited to where they can go without fear of catching COVID-19, and thankfully a mutual friend mentioned a place where all are welcome, no matter your gender, race, sexual orientation, or religious beliefs. I have visited Zebulon's Grotto since then and it has been a place to relax and feel at peace. All my years of living in the area, Kings Dominion was as far as I have traveled on Route 30. As much as I enjoy rollercoasters, I enjoy my peace more and Zebulon's Grotto gives me/us that. Many of us have never heard of King William or noticed it on the map until Zebulon's Grotto was mentioned. I'm certain several local businesses have benefited from guests from across the country who have made their way to King William.

Mr. Snead has created a safe environment for ALL people to enjoy and it's unfortunate to hear the number in opposition to him and his business. I recently watched the hearing on June 7th and was shocked by the allegations of the neighbors regarding sound, traffic, speeding, loitering, littering, etc. Considering the distance from the main gate to the actual location of parking and the pool area, I have never been able to hear anything. Frankly, I can't imagine anyone would be speeding on Roane Oak Road or Trail. The entrance to Zebulon's Grotto is far more scenic than some driveways to other properties. Honestly, it sounds like his neighbors discredit Mr. Snead with exaggerations of incidences, personal attacks, and discriminatory behavior, because they don't want this welcoming hospitality business near them or anywhere in the county.

I understand that some concerns need to be addressed regarding code violations and inspections. However, it would make the most sense to assist Mr. Snead in resolving these matters than limiting his ability to conduct business.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,



W. Holden

To: King William County Board of Supervisors

July 8, 2022

180 Horse Landing Road #4

King William, Virginia 23086

Subj: Letter of Support for Zebulon's Grotto Campground application, CUP 01-22

My letter of appreciation and recommendation for Zebulon's Grotto.

My name is **Aurora Giattino** and I reside at [REDACTED] **Richmond, VA 23228**

It was about 4 years ago that I first discovered ZG. I had recently moved here from Asheville NC, where I was formerly surrounded by beautiful mountains and nearby hiking trails. When I arrived here it was apparent how deeply I missed having the solitude of nature in my backyard and finding ZG. really helped me to feel at home with my life in Richmond VA.

The time I spend at ZG is like a healthy dose of wellness in an outdoor, natural setting. I have endless appreciation for Charles, the kind soul that he is pouring his heart and energy into such a lovely welcoming sanctuary.

The grotto truly meets my needs for natural-ness outdoors, while being completely safe and respected. Visiting there has been life changing in a way as place where you can be yourself, find healthy friendships and be held by the beauty of the outdoors. I have been able to accept parts of myself that I had struggled with before being in this setting. I can't imagine a Virginia without having the specialness of ZG.

As a VA resident and homeowner, I can truly understand the needs and preferences of the homeowners living near the Grotto. It's important to feel safe, and to know your lives remain private.

With total confidence and clarity, I can say that you couldn't be more fortunate to have such as solid, honest, kindhearted, integrity driven human creating and managing that of the Grotto.

I trust fully in his decisions to not only provide a healing and restorative experience to his guests, but also to protect and consider his neighbors while in operation.

Charles Snead is in the top percentile of kind and generous humans in this world, as far as I am concerned. The grotto and its neighboring residents are in good hands. Supporting the continued presence ZG and the approval his campground permit means Charles can continue to reach lives of people like myself who are in need of such a healing beautiful space in the natural world. The permit request allows the vision to continue and accommodates overnight stay to those who travel the distance to visit, which I can agree is of large importance. Even for myself, although I live in Richmond find myself appreciating the option to be there overnight, its truly adds to the special nature of the whole experience and at times has even been necessary in my life. It's also common for me to visit nearby shops and eateries while I find stay at the Grotto, which I have enjoyed doing in the County.

I invite you to consider the Grotto as a contribution to our communities, rather than a hinderance. Its not easy finding a broad balanced view in life, and I want to remind others to consider how ZG is doing good in the world for others.

As always, I cannot wait to return to the Grotto this summer for more memories made under those beautiful treetops.

With Sincerity,
Aurora Giattino Richmond VA resident & supporter of ZG.

July 11, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Scott Holz and I reside in Arlington, Virginia at [REDACTED]

I am writing to express my support for the above-referenced Campground Permit application and urge your approval.

I have visited Zebulon's Grotto frequently for over five years, mostly as a recreational use visitor and sometimes overnight in his residence as a bed and breakfast guest (Mr. Snead's spinach and egg breakfast is a favorite of mine).

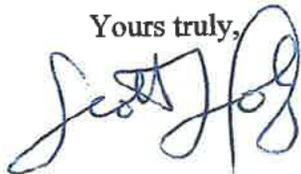
I enjoy the outdoor setting in King William County and often purchase gas, food, and other goods and services in the county (generally Central Garage when coming from the west and West Point when coming from the east). I was excited to see Anna's Pizza in West Point reopen on one of my trips to Zebulon's Grotto this year and have both bought food there and told my friends to stop by when they are in the area.

Zebulon's Grotto is often fully booked for overnight stays from May through September. There are no alternative accommodations in King William County and I have been forced to stay twenty or more miles away in Hanover, Henrico, and even York counties when visiting Zebulon's Grotto. Approval of the above-referenced Campground Permit application would help King William County accommodate more overnight visitors. I know I am not the only one who would like to spend more time in the County.

Charles Snead is a good ambassador for King William County and has created a comfortable and stylish outdoor environment for recreational use that was especially appreciated during the covid-19 pandemic. Mr. Snead is unfailingly polite and hospitable. He has hosted a wide variety of men and women with aplomb.

I urge approval of Mr. Snead's application for a campground permit. I believe King William County will benefit from its approval.

Yours truly,



Joseph H. Waters, MD, FAAP
415 Monroe St. NW, Apt. D
Washington, D.C. 20010

July 10, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors,

My name is Dr. Joseph Waters. I reside at the above address in the District of Columbia and am a physician licensed to practice medicine in the Commonwealth of Virginia and the District of Columbia.

I am writing to express my support for the approval of the above referenced conditional use permit for campground use for the business of Zebulon's Grotto, owned and operated by Mr. Charles Snead.

For the past 3 years, I have been a member and patron of Zebulon's Grotto, and it is a favorite retreat of mine to escape the hustle-and-bustle of metropolitan DC. While being able to visit for extended weekend stays, I have had the great fortune to connect to the community of people who come to Zebulon's Grotto, which has fostered many friendships and personal connections. It has also served as a place for comfort and relaxation during the last several years of the pandemic.

I am writing in support of the approval of Mr. Snead's campground permit. Approval of this permit would allow Zebulon's Grotto to meet a current void in King William County to provide overnight accommodations for outside visitors. Currently, overnight capacity limitations have frequently prevented many patrons, including myself, from being able to reserve a room or camp on site. Consequentially, this forces people to either return home, which could be 2 hours away for persons like myself, or seek overnight accommodations elsewhere. This can be challenging as there are no alternative accommodations in King William County and the nearest hotel is 20 miles away from Zebulon's Grotto.

Additionally, the economic impact of approving Mr. Snead's campground permit would continue to serve as an economic benefit to the surrounding businesses in King William County that currently profit from having this recreational facility in the vicinity. I can personally attest while visiting Zebulon's Grotto over the last 3 years, I have personally spent significant amounts of money at local businesses including the grocery stores, restaurants, convenience stores and gas stations, and the hardware stores. Approval of this permit would allow further influx of economic rewards to surrounding businesses from patrons of Zebulon's.

Finally, enough cannot be said about the owner of the business. Over my 3 years coming to Zebulon's Grotto, I have come to know Mr. Snead very well. I can attest that Mr. Snead is one of the most upstanding citizens and exemplifies the qualities of compassion, decency, and hospitality that are so idealized in a small business owner. He has dedicated so much of his time and energy to create a refuge of peace and comradery for fellow patrons to relax and enjoy. He also conducts his business in the utmost professional manner. I cannot speak more highly of this individual and unwaveringly support his application for this campground use permit.

Sincerely,

A handwritten signature in cursive script that reads "Joseph H. Waters". The signature is written in black ink and is positioned above the typed name.

Dr. Joseph Waters

July 10, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086
Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Gregory Wright and I live in Baltimore. I am writing to strongly support the campground application for Zebulon's Grotto.

I have been visiting Zebulon's Grotto for two years and have found it to be a wonderful experience. I visit four or five times during the summer and early fall. I get a chance to leave my high pressure job in Washington, D.C. and life in Baltimore and enjoy the Virginia countryside. The proprietor Mr. Charles Snead is an excellent and gracious host and has provided a relaxing and welcome place in King William County.

While in King William County I also patronize other local businesses. The barbecue at Route 30 BBQ and Grill is fantastic, I stock up on snacks and fruit at the Food Lion, get fried chicken and gas at Fas Mart, or pick up last minute items at the dollar stores that are nearby.

Zebulon's Grotto offers great accommodations and there is nothing else nearby. I am also impressed that Mr. Snead keeps a neat and orderly campground and is respectful of nature and the environment. It is also an economic benefit to your beautiful county. I hope you will approve his campground permit and I look forward to visiting you soon.

Sincerely,

A handwritten signature in black ink that reads "Gregory Wright". The signature is written in a cursive style with a large, stylized initial "G".

Gregory Wright

James R. O'Brien, CPA PC
Certified Public Accountant
11251 Abingdon Court
North Chesterfield, Virginia 23236

Telephone [REDACTED]

Email: [REDACTED]

July 14, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William Board of Supervisors

I wish to encourage support for the above referenced campground Permit application and urge your approval. Please consider the following information in making your positive decision in the matter.

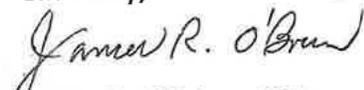
Since I am not aware of any other campgrounds within the county and the closest motel being at least 20 miles away from Zebulon Grotto, this addition would encourage more overnight accommodations. Thus allowing more guest opportunities to visit the county for longer stays at Zebulon's Grotto that would positively affect the economy to the county through camping fees, food and supply purchases in addition to sales and food tax revenues for the county.

Personally, I have visited Zebulon Grotto for more than 10 years with each visit being a positive experience. I typically stop at Tommy's Produce, Valerio Gasoline station to buy produce, gasoline, and food. Additionally, I have stopped at Food Lion, Vinney's and Popeyes during my visits.

Mr. Charles Snead, the owner of Zebulon Grotto, is excellent as a host as he meets the needs of his guests continuously. He has created an excellent environment that is friendly, safe, relaxing and enjoyable to all.

I encourage your approval of Mr. Snead's Campground permit for the mutual benefit of Zebulon Grotto and the County of King William.

Sincerely,


James R. O'Brien, CPA

Kevin O'Connor and Marcella Walker-O'Connor

[Redacted Address]

Williamsburg, VA 23185

July 24, 2022

King William County Board of Supervisors

180 Horse Landing Road #4

King William, VA 23086

To The King William County Board of Supervisors:

We are writing in support of Mr. Charles Snead's Campground Application Permit for Zebulon's Grotto. We strongly urge you to approve Mr. Snead's permit to expand his campground, and we discourage you from revoking his current permit. While some of the concerns of Mr. Snead's Roane Oak Trail neighbors are valid, they can be addressed without closing the current campground. Mr. Snead already made substantial changes to the Grotto entrance to avoid congestion on Roane Oak Trail. Noise complaints, a common dispute among neighbors, can be dealt with in a more appropriate manner than closing the campground.

We first started enjoying Zebulon's Grotto shortly after we moved to Virginia five years ago. The Grotto is more than a nude campground, it is a friendly and inclusive community. It is a peaceful oasis where one can experience naturism on a beautifully landscaped property.

Social nudist, like the guests at Zebulon's Grotto, understand that our practice may offend people. This is precisely why we are very respectful of community rules and why we hold one another accountable. No one in the King William community should be concerned about encountering nudity outside the bounds of the property. When visiting the Grotto, the guests are there to enjoy the amenities, not venture off property.

People who enjoy social nudity should not be limited from that privilege, just because people outside the community do not understand the practice or are offended by it. Closing Zebulon's Grotto would limit our freedom to enjoy a practice that in no way limits a non-nudist's freedoms.

King William County Board of Supervisors
July 24, 2022
Page 2

The location of Zebulon's Grotto in King William does not define the community, but it should be viewed as a financial asset. Without the Grotto there we would have little reason to visit the area and support other local businesses, especially those in West Point.

Again, we strongly urge you to endorse Mr. Snead's application to expand the campground at Zebulon's Grotto.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Kevin O'Connor and Marcella Walker-O'Connor', written in a cursive style.

Kevin O'Connor and Marcella Walker-O'Connor
Williamsburg, VA

July 8th, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

We are Pieter Wyffels and Karel Declercq, 1610 Belmont Street NW, Washington DC.

We would like to express our support for the above referenced Campground Permit application and urge your approval.

My husband and I moved to Washington DC from Belgium, June 2020, for job reasons. We love DC very much, and enjoy exploring the vicinity, especially Virginia with its beautiful nature, little towns, wineries, ... ideal for a weekend away.

In summer of 2021, we discovered Zebulon's Grotto and King William County. We fell in love with both Zebulon's Grotto and the beautiful nature/forests of King William County. We always combine a visit to Zebulon's Grotto with exploring further King William County.

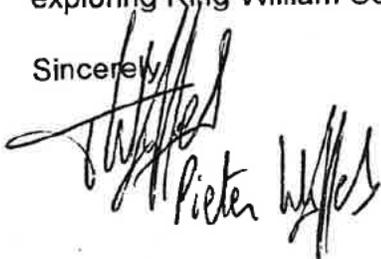
Because of Zebulon's Grotto, we got to know the region. We like Mr. Snead's philosophy very much and the way he created this unique place. We can go there to relax, to be one with nature, meet people in a very respectful environment. We think Mr. Snead is a great ambassador for your county.

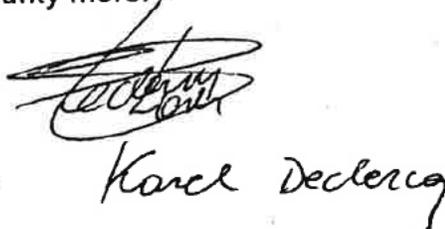
We support his application of a campground permit. For us a day trip to Zebulon's is too far, with DC traffic. We always stay for the weekend, two or three overnights. However, we often could not go because of limited capacity. Also, and sadly, there are not many alternative accommodations in King William County.

We think King William County benefits a lot of having Zebulon's Grotto in the county. We, and other visitors spend our money, frequenting restaurants, getting our snacks in the local supermarket and our cheaper gas at the tank station.

We truly hope that you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County. It would mean we would be able to continue exploring King William County more.

Sincerely,


Pieter Wyffels


Karel Declercq

July 6, 2022

Dwayne Hess

21 S. Mount Street

Baltimore, MD 21223

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

I have had the privilege to visit Zebulon's Grotto several times over the past few years. This serene and beautiful setting has been a soothing getaway for me and other friends. When visiting ZG, I have often stayed in local motels and eaten in local restaurants. It's a beautiful county.

I have had nothing but good experiences with ZG. The environment is quiet and easy going. I strongly support the expansion of the ZG to include overnight guests to become a campground. I can't think of any way that this would negatively affect the surrounding community. Instead, it would have a positive impact on the local economy by bringing vacation dollars to your county.

Lastly, I will mention that I've interacted with the owner, Charles Snead, each time I've visited ZG. He is thorough and meticulous in the upkeep of the property. He is extremely professional with every guest who visits.

I strongly support the expansion of the ZG and hope you do the same.

Sincerely,

Dwayne Hess

July 11, 2022

King William County Board of Supervisors
180 Horse Landing Road #4

King William, VA 23086

RE: Support for CUP 01-22 Campground for Zebulon's Grotto

Dear KW Board of Supervisors:

I am writing to express my support for a campground permit application and urge your approval. I have been to Zebulon's Grotto many times in the last 25 years. I have watched Mr. Snead build that property up from nothing. Even though I lived in Fredericksburg, I have enjoyed myself many, many times. His hospitality has created a friendly, peaceful, and safe environment in King William. But, now many years have gone by and he still only has some limited tent camping and lodging for people to spend the night. The nearest hotel is 25 miles away. Not convenient. This has been an issue for a long time.

Approval of this permit would help to meet the need in the county to provide overnight accommodations for outside visitors. With only a few spaces for guests to stay on site, help is needed. Not to mention, the economic impact on other businesses in King William.

I frequently visit shops and restaurants while I am visiting. Being so short of overnight accommodations, a campground would provide some welcome relief from this issue.

I hope you will approve Mr. Snead's application permit. Since there are no other places like this in the county, you could kill two birds with one stone.

Thank You

Chet Ragland


Richmond, Va 23228

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Gary Prince and I reside at

[REDACTED] Lanham, MD 20706

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,

Gary E. Prince

Ray Moy Pg 1

From : Raymond Moy
[REDACTED]
Portsmouth, VA 23701

To: King William County Board of Supervisors
180 Horse Landing Road #4
King William County, VA 23086

13 July 2022

Dear King William County Board of Supervisors,

It has come to my attention that Zebulon's Grotto is applying an application for a permit to operate a campground in King William County. I would like to add my support for this application during the official process.

Zebulon's Grotto is an asset to your community in terms of offering a private place for like minded adults to relax and enjoy a peaceful and secluded environment. It's location is ideal for a easily assessable getaway for short term visits, whether it is a recreational use trip or for several days. In offering a clean and sanitary lodging for their guests, they can also offer refreshments and food for their guests during their stay. While they offer areas for tent camping in a outdoor environment, I much prefer staying in their Bed-and Breakfast lodgings as it offers a controlled and luxurious setting for an overnight accommodation. Since they are rather limited in the amount of overnight facilities in the Bed-and Breakfast situation due to it's popularity, especially over the Summer months, it is rather difficult to reserve an ideal timeframe for a short stay at their facilities hence their application to increase their capacity to house overnight guests.

Guests who visit Zebulon's Grotto have the option of lounging around their swimming pool area, casually relax in their hot tub, or take walks through their landscaped areas to and from the lake. The peaceful and serene surroundings aid in my relaxation and enjoyment in a secure environment, away from the constant interruptions of a busy and hectic lifestyle. While visiting Zebulon's Grotto, I can indulge in any activities they have scheduled for their guests or I can simply lounge around their swimming pool and read a book before taking a cool swim or a long secluded and peaceful walk through the wooded area.

There has never been any disruptions during my stay at their facilities.

Ray Moy P2

There are no loud parties, no blaring music, no gunfire, no riotous visitors or children who would disrupt my solitude. The grounds are kept clean and spotless as there is never any trash, broken bottles, discarded waste on the grounds or in their parking areas. The hosts are always available and in close presence in case I need something or if there any situation I feel that might need their attention.

In my mind, Zebulon's Grotto is an asset to King William County and in particular, to the areas in close proximity to their location. Besides bringing in visitors and revenue to their business, they also bring spending money to the area businesses such as Burger King, Vinny's Italian Grill & Pizza, Chen's Chinese Restaurant and Roma Ristorante Italian. I would like to think that these businesses greatly enjoy the additional revenue and enhanced visibility that guests of Zebulon's Grotto bring forth to them as well as the tax coffers of your county. By making additional enhancements to their facilities, Zebulon's Grotto can offer an enlarged environment for more paying clientele. Their business model is most unique and can offer your county a prized situation in enhancing both positive opinions of your area and continue to bring their spending dollars to your part of Virginia.

In closing, I hope King William County Board of supervisors will approve Zebulon's Grotto request application for a campground permit. In granting such a request, I am sure Zebulon's Grotto will continue to offer a relaxing environment for out-of-town guests plus enhance their stay in and their perception of King William County.

Sincerely,



Raymond H. Moy

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Chris Tyler and I reside at

1007 West Clay St, Richmond, VA 23220

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



July 18, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Troy Henshaw, I live in Richmond, Virginia.

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

Over the past 3 years, I have visited Zebulon's Grotto many times, averaging about twice a month from May into September.

The Grotto is a place I go to relax and escape from the stress of the work week. Whether sunning by the pool, lounging by the lake, or just wandering the trails, Mr. Snead has created a peaceful, welcoming environment open to all.

On my trips to Mr. Snead's establishment, I often frequent other businesses in the area. Many times I have picked up items I have forgotten at either the Dollar General or Food Lion. On the way home, if I need things such as insecticides or things for my yard, I will stop at the Tractor Supply.

If I don't eat at Zebulon's Grotto, Vinny's and Bojangles are great places for me to stop on the way home.

I feel that Charles Snead and his staff provide a needed service for people looking to escape for a weekend or overnight stay. I know, at this point, that there is so much more demand than Mr. Snead is able to accommodate. Zebulon's Grotto is an attraction that draws people to King William County and increases commerce for all of the businesses in that area.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,



Troy Henshaw



King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is TAYLOR LACEY and I reside at

[REDACTED] / R. Chmonds, VA.

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



[REDACTED]
North Chesterfield, VA 23235
July 14, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I live in North Chesterfield, VA at [REDACTED] and my name is Wayne Gauthier. I have known the applicant, Mr. Snead, for many years before he started working on his dream of making his property a campground. I have enjoyed a drive out to what is now Zebulon's Grotto on many occasions during the past 10 years. Our visits were personal in the beginning. As Mr. Snead started his journey to make his land an oasis from the stress of the city and our everyday issues; I have always been supportive and will continue to be supportive, if you approve his application.

If it weren't for Mr. Snead, I wouldn't have any reason to venture to King William. On almost every trip, I visit multiple businesses at the intersection of Rt 30 and Rt 360. From the odds and ends at Food Lion, breakfast from Bojangles or fuel from one of the stations, these are dollars I wouldn't be spending in your county. I understand that I am only one person but multiply that by the number of guests that this permit will allow to visit. That could make the difference in many of these local businesses days.

I know Mr. Snead has been very conscious of not being a burden to his neighbors, even though his tenure as a resident far exceeds any of his immediate neighbors. The beauty of his property and the serenity it provides is not like anything else I can find within 100 miles.

I ask that you approve Mr. Snead's application for a campground permit. Please continue to look out for the needs of your county and move its economic development forward.

Sincerely,

Wayne Gauthier

Wayne Gauthier
[REDACTED]

[REDACTED]

North Chesterfield, VA 23235
July 15, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Gregory Frank. I reside at [REDACTED] North Chesterfield, VA. My spouse and I have both decided to write to express our support for the above referenced Campground Permit application and urge your approval.

Visiting Zebulon's Grotto provides an opportunity to get out of the city and enjoy the natural beauty of King William County. There is nothing like what Mr. Snead is trying to create near Richmond. We can go out of state with long drives but we will go more often if it is within an easier 45 minute drive out Rt 360 from Richmond.

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment. Also, business is created for other merchants, as I often get lunch or snacks, fuel or groceries in the area on my visits. I have personally frequented restaurants and stores in King William County during my many visits.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,

Gregory Frank

Gregory Frank
[REDACTED]

July 12, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23086

RE: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors,

My name is Robert J. Harris and I reside at [REDACTED], Washington, DC 20018, however I am a Virginia native, born and raised in Fairfax County and spending my childhood summers with my grandparents in Fluvanna and Albemarle Counties. I get back to the heart of the Commonwealth every chance I get to experience the beauty of its nature and remind me of my family roots.

I have just discovered Zebulon's Grotto last year and have visited 3 times already to immerse myself in the natural beauty of the lake and walking trails. On our last trip, my husband and I, along with two friends, stayed in the 2 guest suites at Zebulon's Grotto for the weekend as we escaped the DC area for some rest and relaxation. We drove into Richmond for an evening to see an outdoor Shakespeare performance at Agecroft Hall. What a delight it was to return to the woodsy retreat for the night instead of a non-descript corporate hotel along a highway.

Mr. Snead has created a beautiful oasis that is a beacon of hospitality in the heart of King William County. We look forward to future visits among the trees and curated grounds.

Approval of the campground permit would allow for this small family business to meet the needs of the community which it serves. There are no other properties as unique as this in central Virginia, and there certainly aren't any camping or hotels within a 20 minute drive of Zebulon's Grotto.

As guests of the Grotto, we share an economic benefit with the community of King William County by stopping at local businesses to shop and eat. On our last trip, we picked up carry out at the Route 30 BBQ and noted for a future visit that Roma Ristorante Italiano looked promising for a tasty sit down meal.

As a native Virginian, I implore you to please support and approve Mr. Snead's application for a campground permit as I believe it will allow more people to fall in love with your beautiful County.

Respectfully,
Robert J. Harris

[REDACTED]
Washington, DC 20018

July 17, 2022

**King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086**

Re: Charles Snead / CUP 01-22 Campground Application

Dear King William County Board of Supervisors

My name is Ed Curran. I reside at [REDACTED] in Smithfield, Virginia.

I am a frequent visitor to Zebulon's Grotto during the summer months. As a retired individual, having access to such a wonderful place that is in close proximity to me, is really great.

I am writing this letter in support of Mr. Snead's application for a campground permit. I have known Mr. Snead for several years and have found Zebulon's Grotto to be a very relaxing place to come to. It is very well run and maintained.

Approval of the campground permit will add to the tax base for King William County. Mr. Snead will be able to hire more people to work there. From what I can see it is a win-win situation for everyone involved.

Sincerely,



Mr. Ed Curran
[REDACTED]

CC: Mr. Charles Snead, Zebulon's Grotto

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is WYANE LONGI and I reside at

[REDACTED] RICHMOND, VA

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,

Wayne Longi

July 13, 2022

King William County Board of Supervisors
180 HORSE LANDING RD STE 4
KING WILLIAM VA 23086-2743

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Robert Fultz, of [REDACTED] in Cheverly, MD.

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I first visited Zebulon's Grotto in 2018 and have visited several times a season (sadly, only twice in 2020). Just like friends had recommended it to me, I have since referred other friends, brought other friends with me, and made more while there.

I grew up in the middle of the country and had never been to King William County until visiting Zebulon's. Mr. Snead was my first contact with King William and he could not have been a better representative of the hospitality offered by the area. The space he's created is an oasis, a getaway where I can be with friendly people (led by his example) *and* go off by myself to hike and recharge, surrounded by trees and wildlife.

2020 especially proved that if we don't support what we love, we will lose it. Working in retail, I've seen what happens when customers decline, and its cascading effect on shopping centers and then neighborhoods, so I put my money into places important to me. I usually stop right before Zebulon's to grab drinks and a sandwich, then stop again right after I leave to rehydrate, grab food, refill the car, and grab road snacks before the drive home. When bringing friends, we stop and sit down for real food before hitting the road.

Approving Mr. Snead's campground permit would give me a better chance of staying overnight (I have never been able to get a reservation to stay overnight), and would give me more time to explore the area (and restaurants!)

I urge you to approve Mr. Snead's campground permit; he has always been a wonderful host and exemplary example of the hospitality of King William County.

I thank you for your time and consideration,

Robert Fultz

[REDACTED]
CHEVERLY MD 20785-1237

July 7, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Good morning King William County Board of Supervisors:

My name is Nicholas Baatz. My address is [REDACTED], Fort Washington, MD 20744

I am writing to express my support for the above referenced Campground Permit application for Zebulon's Grotto and urge your approval.

I have visited Zebulon's Grotto on many occasions during the past three years and always enjoy the opportunity to come to King William County. I have made Zebulon's Grotto the spot where I celebrate my birthday every year. When I visit Zebulon's Grotto, I also visit other local businesses. I always stop at your local gas stations, restaurants, and grocery stores every time I visit the area. I cannot tell you how many hundreds of dollars I have spent, not only at Zebulon's Grotto, but also at other businesses in your county.

Charles Snead, the owner of Zebulon's Grotto, has always been welcoming and professional. He insists that everyone being courteous to the surrounding community. Charles interacts with every person that visits Zebulon's Grotto. There has never been any type of negative issues while I was visiting Zebulon's Grotto. The time spent at Zebulon's Grotto over the past three years has always been a fun, relaxing experience. The way that Charles Snead operates his business contributes to the overall positive experience.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. As you can see from my address, I travel over two hours each way to visit Zebulon's Grotto. I would definitely visit King William County many more times throughout the year, but the reservations are limited. I have tried to make reservations for additional stays at Zebulon's Grotto only to be told that it was full. Since there are no other close accommodations, it is just not worth making the trip to the area.

Please give your approval to Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,


Nicholas Baatz

July 10, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

From: Eric Niels Christiansen and Johnny Gonzales

Dear King William County Board of Supervisors:

Our names are Eric Niels Christiansen and Johnny J. Gonzales. We reside at 18 Washington Ave., Colonial Beach Virginia, 22443.

We are writing to express our support for the above referenced Campground Permit application and urge your approval. While we are not residents of King William County, we do see many positive aspects that Zebulon's Grotto, under Mr. Snead's ownership, brings to the community that we wish we could have in our own county.

We have visited Zebulon's Grotto on many occasions during the past two and a half years and always enjoyed the opportunity to come to King William County. This type of business is not available locally anywhere else and provides a unique experience that both benefits the local community, while not negatively effecting the community.

Our trips to Zebulon's always result in expenditure of our free income in your county. Tax revenue generated not only by us, but hundreds of others that use the campground for recreational use as visitors add to the tourism sector of your community monthly. Overnight accommodations, as unique as Zebulon's, are not a common occurrence in the state of Virginia. In fact the nearest type of establishment is more than 6.5 hours away in West Virginia. While we understand the resistance of certain community members for this type of establishment we have to wonder why the opposition is so strong.

We have watched Mr. Snead try to address all of his neighbors' concerns. From traffic/road use issues to assuring that the campground is not visible to his neighbors, Mr. Snead has tried to be a good neighbor and an asset to his community. He created a separate private use road that relieved traffic for local residence at their request. No neighbors but Mr. Snead took this expense on or offer any sort of financial assistance to him. In fact certain residence starting recording him at one point, a violation of both his privacy and those who patronized his establishment.

Mr. Sneads response was not negative or retaliatory. Instead he responded by trying to address his neighbors concerns. While we understand that a gay oriented campground isn't exactly inline with traditional family values, where is the elevated sense of acceptance of allowing people to be free? A small group of neighbors are trying to

destroy a small business that Mr. Snead has built with his own hands from scratch, isn't that the promise of the American dream? Why do a select few, that experience very little side effects from his operation, get to destroy someone else dream and way of life? If there is a question of being a good neighbor, who is winning that argument?

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals that are part of an underrepresented part of the population to relax and enjoy the outdoors amongst a friendly and peaceful environment. Tourism isn't exactly high in a predominantly rural community. While money isn't everything, is this business so bad for the community that you want it taken away? Tattoo parlors are allowed to operate with restrictions. Traditionally they bring in a bad element. We ask, what crime increases have been experienced by Mr. Snead's neighbors? We would make an educated guess that it has not increased crime at all. In fact, his B&B and campground attracts high income earners to the area that would otherwise never traveled to King William County and supported the businesses within.

Also, important to consider in approving the application is the economic impact to other businesses in the county. We have personally, frequented restaurants, gas stations, and retail stores in King William County during our visits. Denial of this CUP would take away hundreds of visitors a month that would not otherwise patronize Central Garage or the surrounding areas.

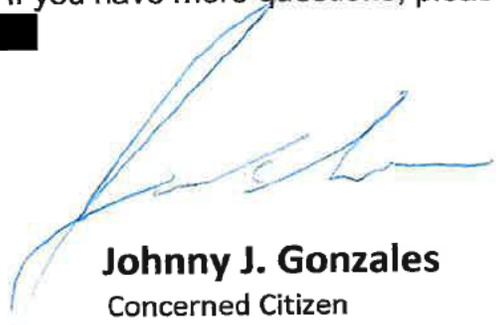
Approval of Mr. Snead's campground permit would help meet the need in the county to provide overnight accommodations for outside visitors, increase diversity and inclusion, and ensure that the American Dream is still alive and well in King William County. There have been several times when we tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but were unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto.

We truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for King William County. If you have more questions, please feel free to contact Eric Christiansen at [REDACTED]

Sincerely,



Eric Niels Christiansen
Concerned Citizen
Patron to Zebulon's Grotto
Friend of Charles Snead



Johnny J. Gonzales
Concerned Citizen
Patron to Zebulon's Grotto
Friend of Charles Snead

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is T A Nichols and I reside at

[REDACTED] POQUOSON, VA 23662

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,


July 10, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Eric Morris. I reside at [REDACTED] Richmond, Virginia.

I am writing in support of approval for a Conditional Use Permit (C.U.P) for campground use for Zebulon's Grotto.

I have visited Zebulon's Grotto on many occasions during the past several years and always enjoy the opportunity to experience the beauty of King William County.

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment.

Approval of this campground permit would help meet the need in the county to provide overnight accommodations for outside visitors, who come from all over the east coast. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. There are no alternative accommodations as King William County is unable to meet the tourist and visitor need. I believe the nearest hotel nearly 20 miles away from Zebulon's Grotto and just not a good option for visitors.

Also, another important consideration in approving the application is the economic impact to other businesses in the area. I have personally frequented stores and restaurants in King William during each of my many visits. The Fas-Mart at King William Road and Rt 360 is a must stop for every trip. We also enjoy the shops and restaurants at Central Crossing. A morning favorite for breakfast is the Ripley's Family Restaurant on Sharon Road. Amazing country breakfast and friendly staff.

I truly hope you will approve Mr. Snead's application for a campground permit. I believe it would be a really great thing for the County.

Thank you for your consideration of approval of this requested C.U.P.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Morris". The signature is fluid and cursive, with a long horizontal stroke at the end.

July 21, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Franklin Eugene Clarke. I reside at [REDACTED] Portsmouth, VA 23704.

I am writing in support of the owner of Zebulon's Grotto, Charles Snead, and his Conditional Use Permit application to allow him to operate a campground in King William County.

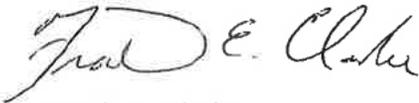
I have visited Mr. Snead's business as a guest frequently over several years. I could not be more impressed with how well he operates and maintains his facility. Charles is highly attentive to the needs of his customers and treats all with friendliness and professionalism. He continues to create a welcoming environment for those of us who have been blessed to discover Zebulon's Grotto. The location is always meticulously maintained and is a treasure to preserve and, if authorized, to grow. If he is allowed to expand, I, for one, would make special efforts to take advantage of the greater access as other locations in the area are miles away and do not offer the same unique, positive environment.

I believe Charles is highly regarded generally and is much admired among many. I believe any community would welcome business operators like him because he runs a clean, accommodating operation with skill and dedication. I am grateful for the high level of service he provides and believe an expansion of his existing business would be a welcome addition to the local economy.

Although I do not live in King William County, I write as a frequent visitor. I have some ancestors who resided in West Point, Virginia since the late 1800s and others who were residents well before the Civil War. I consider the area a part of my heritage, a connection which I strive to maintain by visiting the region every year. Charles's business is one, which I support economically, during my stays. By authorizing the above-referenced application, I would have the opportunity to make my visits longer and, naturally, be a client of other businesses in the area.

I do hope you will approve the application. Thank you for your consideration.

Respectfully,



Franklin E. Clarke

July 21, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Doug Vetter. I live in Manassas, Virginia and I have been a regular visitor to Zebulon's Grotto since 2014. The Grotto has evolved a great deal over the last eight years, but one thing that has not changed is Charles Snead's graciousness as a host and his singular focus on creating a warm and welcoming environment where every one of his guests can feel completely comfortable and truly appreciate the beauty of the natural environment he has created at Zebulon's Grotto.

I look forward to each of my trips to the Grotto despite the traffic challenges on Route 95, and typically visit local businesses for food, gas, and other supplies during each visit. I am an avid tent camper and greatly appreciate the unique facilities Charles offers. They are truly unlike anything else available in the area. I sincerely hope you will approve Charles's application for a campground permit. It would be a great thing for King William County as well as for every individual looking for a uniquely natural experience in a beautiful and hospitable environment.

Sincerely,

A handwritten signature in blue ink that reads "Douglas M. Vetter". The signature is fluid and cursive, with a long horizontal line extending to the right.

Douglas M. Vetter
12525 Cahoon Lane
Manassas, VA 20112

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Robert FAISON and I reside at

GREENBETH, MD

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,

Robert E Faison

To: King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23086

July 20, 2022

In reference to Zebulon's Grotto

I am addressing you in support of Charles Snead and his zoning application for Zebulon's Grotto.

I have known Charles for approximately twenty five years. In that time I've always observed him being more than willing to accomodate legitimate requests from others. Based upon reports in the local media, I'd like to comment on several reported issues. First of all, I'll note that when he started, the adjacent land was a farm field, not a small housing development. There was no one to offend and no one to bother.

As a small number of houses were built, I understand there were complaints about dust being kicked up by vehicles entering and leaving. By this time he had already built (grown) a large, tall dense separation barrier between his land and the common access dirt road. At his own expense, several years ago, he constructed a new parallel access road going out to the main road. That solved the problem of dust raising cars.

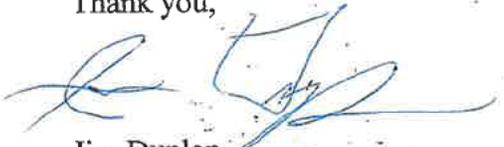
Some neighbors complained about children being possibly exposed to naked adults. Many years ago, I grew up on the fringe of a wooded area probably five by ten miles. My friends and I knew those woods by heart and were always hiking there. There were some private properties where the owners didn't want the public coming in. We all knew those areas and did not trespass. It was mutual respect.

As a senior citizen, I enjoy having the small lake where I can swim and get much needed exercise, without large numbers of screaming children running around playing and splashing. Do I object to them? No. But it's nice to have a place where they are not.

In coming down from Northern Virginia to visit, I also take advantage of the Tractor Supply Company, the Food Lion and several restaurants in the local area. My trips down also give me a chance to go to The Great Big Greenhouse, which I probably wouldn't otherwise get to.

I close by saying that I feel that Zebulon's Grotto is as asset to the community, not a detriment. I support Charles's request.

Thank you,



Jim Dunlap
AlexandriaVA

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Richard W. Hartman and I reside at

[REDACTED], Williamsburg, VA 23185

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

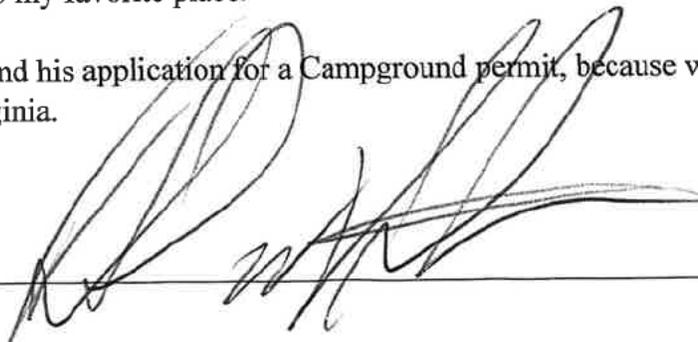
I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,



Dan Levy Pg 1

County Board of Supervisors
King William County, Virginia

RE: Application of Mr. Charles Sneed for a campground permit for Zebulon's Grotto

Dear Sir/Mesdames

I am writing to inform you of my experiences as a guest at Zebulon's Grotto. Mr. Sneed has asked former guests to write letters of support for his plan to expand the capacity of his campground, including a link to a recent article posted online in the Daily Press/Tidewater Review on July 13.

I discovered Zebulon's Grotto about eight years ago and have returned every year or two since then. The camping experience is difficult to find elsewhere, which is why I have returned repeatedly, and my experiences there have all been positive and inconsistent with the complaints in the published article.

Why have I returned to Zebulon's grotto? It is not particularly close to my home in Washington DC. However, there are few places where as a gay man I can enjoy a bucolic environment with my husband of 35 years and be able to relax and provide a public display of affection. My husband and I are naturists so yes, we enjoy unclothed relaxation with other likeminded people. However, when reading unfounded complaints of risks to children and references to what is appropriate in a "neighborhood of family homes" I am reminded of recent experiences in which complete strangers felt emboldened to utter ugly and hateful language on observing us, two mature men, in a public place engaged in a spontaneous public display of affection as simple as walking together holding hands. I will be blunt: at most public parks, restaurants and other tourism sites outside of large cities we do not feel comfortable with the displays of affection which heterosexual couples take for granted.

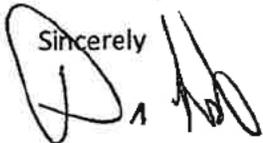
Are there other campground where clothing optional LBGT camping is tolerated? Well, yes, but we would have to drive at least twice as far to get to similar campgrounds in Tennessee, West Virginia or Pennsylvania. So Zebulon's Grotto is not unique, only uniquely convenient.

And as for the complaints described in the Tidewater review, I can only relate my own experiences:

- 1) While music was broadcast on some of the evenings we have been there, the speakers were turned off promptly at 10 PM.
- 2) A child walking down Roane Oak Trail would see nothing that would offend any sensibility. The rules for guests are quite clear and during my visits, guests were conscientious about compliance. Public nudity occurs only in areas well screened from road. I would also like to address "the elephant in the room". Naturism is about relaxed social nudity, not sybaritic sexual orgies. My experiences at Zebulon's Grotto were like every other naturist resort I have visited. Intimate adult activity is not a spectator activity and is highly restricted to guests' tents bedrooms and other places sheltered from the view of passers-by.
- 3) I have never encountered another vehicle during the journey of a few hundred yards leading to the parking lot. Roane Oak trail has only one lane, but it is so short I have difficulty envisioning a "traffic problem".

In summary, Zebulon's Grotto provides a rare opportunity for tourism, difficult to find anywhere else nearby. I would hate to lose it. Many of the complaints quoted in the Tidewater Review smack of intolerance of people unlike the complainants and suggest the Board act to prevent legal activities, discreetly conducted entirely on private property. I hope that the Board of Supervisors renders its decisions based on the facts and the law.

Sincerely



Dan Levy

Washington DC.

20 July 2022

[Redacted contact information]

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is PAUL HOPT and I reside at

[REDACTED] HAYS VA 23072

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,



6284 Rose Hill Court

Unit F

Alexandria, VA 22310

July 23, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is David Smercani and I reside at 6284 Rose Hill Court in Alexandria, VA.

I am writing to express my support for the above referenced Campground Permit application and strongly urge your approval.

I have visited Zebulon's Grotto on many occasions during the past several years and always enjoy the opportunity to come to King William County.

Mr. Snead is an excellent owner and host of his business of hospitality for King William County. He has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors in a friendly and peaceful environment.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. My trips to Zebulon's Grotto, unfortunately have had to be day trips which means a two hour drive down and 2 hour drive back since there is limited overnight capacity. This is because there are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto. Also, important to consider in approving the application is the economic impact to other businesses in the county.

I would like to point of another similar facility located in Ivor, VA and over its 38 year history has become one of the larger employers in Southampton County and through various means is involved in supporting the community it is in. I am sure that over time Zebulon's Grotto would end up becoming a major employer of King William County and thus providing additional tax revenue to King William County as it would continue to evolve and grow with the community it is in. This is a four hour drive for me to this facility where I could enjoy Zebulon's Grotto with only a 2 hour drive.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be beneficial to King William County.

Sincerely,



David Smercani

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Scott Cane and I reside at

[REDACTED ADDRESS] WNSH, DC 20689

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,

Scott Cane

Darren Snell

[REDACTED]

Washington, DC 20002

7/23/2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23086

To Whom it may concern:

I would like to express my support in favor of Zebulon's Grotto's attempt to receive authorized campground status. While I am not a resident of the state, I do visit Zebulon's Grotto frequently. I have always found the grounds to be very well maintained and the environment to be nothing less than peaceful. In addition to my regularly planned visits, it should be noted that I spend a good deal of income not only at the Grotto but also and the business establishments in the nearby area.

Being that there are no hotels within at least 20 miles of the Grotto, it is necessary that the Grotto be granted permission to operate as a camping ground. More guests equate to greater commerce for the Grotto, surrounding businesses and the county (tax dollars). As the grounds are completely secluded from the closest neighbors, I cannot imagine any negative impact the campground permit could have on the surrounding community.

I thank you in advance of being honorable and just.

Darren Snell(patron)



[REDACTED]

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Shawn Bonglow and I reside at

107 MacArthur Dr, Onkapile VA, 23095

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,



King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is William Buford and I reside at

9820 Old Main Street Henrico, VA 23123

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,

William C. Buford

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Marcus Shaw and I reside at

2121 First St Washington DC 20024

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



July 12, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

I am Fred Bowell and I currently live in Washington, DC and grew up in Virginia.

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I have visited Zebulon's Grotto on many occasions during the past four years and always enjoy visiting King William County. Zebulon Grotto is the place I go to for peace and relaxation from my busy life.

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto.

Also, important to consider in approving the application is the economic impact to other businesses in the county. I easily spend at least \$150 each visit to King William at local restaurants, stores and gas stations.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,



Fred Bowell

130 New Hampshire Ave NW
Washington, DC 20009

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Sean Fearn and I reside at

11020 Highridge Street, Fairfax Station, VA 22039

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



King William Board of Supervisors

180 Horse Landing Road #4

King William, Va. 23086

Dear Supervisors

I am David Hoover who lives at [REDACTED] in Richmond Virginia. I am writing to support the application for Zebulon's Grotto. I am a Christian counselor in private practice in Richmond.

We have all been through a traumatic two years. It is important that we offer solace and peace to our citizens. Mr. Snead has created a peaceful getaway that benefits the residents of King William County and residents of the entire commonwealth of Virginia. It is also a source of revenue and good will for King William.

I hope that you will look at Mr. Snead's application positively and approve it soon. I have attended the Grotto on numerous occasions and find it to be peaceful and friendly. If you would like to talk to me about my thoughts, I can be reached at [REDACTED] or [REDACTED]

Sincerely

David Hoover , LCSW

[REDACTED]
David Hoover Consulting LLC

July 11, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is A. Smith and I reside at

1902 WILDERNESS DR. HENRICO VA 23232

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Alon Porat and I reside at

5200 Crossfield Ct N. Bethesda, MD 20852

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

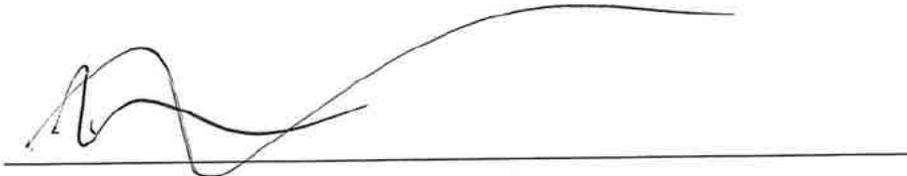
I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Richard Schley and I reside at
9358 Armstrong Drive - Mechanicsville, VA 20111

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,

Richard T. Schley

Andren McBride
Pg 1

July 21, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Andre McBride. I reside at [REDACTED] Upper Marlboro MD 20774.

I am writing this letter in support for the above referenced Campground Permit application and urge your approval.

I learned about Zebulon's Grotto many years ago from several of my friends. They have always said how welcoming the B and B is and how it has always been a safe haven where one could be themselves around down to earth, humble and welcoming individuals. I have always been told that the place was the epitome of hospitality, and that visiting was like going home. Time and again I have heard how this was an upstanding establishment in this next of the world, a place that feels like home, if but for a short stay. Over those years I have not had the opportunity to visit because of work and family commitments. But based on those recommendation of numerous friends I decided to pay a visit and visited for the 1st time last year when thing finally settled down and I fell in love with the place and the community Charles created. This is a phenomenal business located in a area of King William County, an area I would not patronize on a regular basis had it not been for this jewel of an establishment.

Mr. Charles Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment.

I recently learned of the hearing for approval of a campground permit by Mr. Charles Snead and I am fully supportive of the approval of his campground permit. I am an avid camper, and have not found sites in the region (DC Metro area and the surrounding states). Approval of this permit would help meet the needs the county and the surrounding locals to provide overnight accommodations for outside visitors. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto, and frankly as an avid camper I would prefer to stay onsite for a campground.

Also, important to consider in approving the application is the economic impact to other businesses in the county. I have personally, frequented restaurants and stores in King William County during my visit.

Andie Mc Bride
page 2

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,



King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Joseph Johnson and I reside at

[REDACTED] Lynchburg, Va, 24501

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

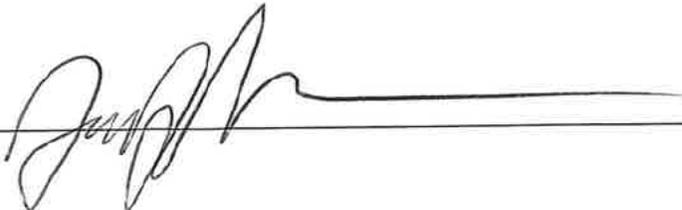
I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



July 7, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Good morning King William County Board of Supervisors:

My name is R. Scott Gunn. My address is [REDACTED], Fort Washington, MD 20744

I am writing to express my support for the above referenced Campground Permit application for Zebulon's Grotto and urge your approval.

I have visited Zebulon's Grotto on many occasions during the past three years and always enjoy the opportunity to come to King William County. When I visit Zebulon's Grotto, we also visit other local businesses. This includes local restaurants, grocery stores, and gas stations. I have spent hundreds of dollars over the past three years not only at Zebulon's Grotto, but also at other businesses in your county.

Charles Snead is an excellent ambassador of hospitality for King William County and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment. Charles interacts with every person that visits Zebulon's Grotto. He also stresses the importance of being courteous to the surrounding community. In the many times I have visited Zebulon's Grotto, there has never been any violence, or any bad behavior. The time spent at Zebulon's Grotto over the past three years has always been a fun, relaxing experience. The way that Charles Snead runs his business contributes to the overall positive experience.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. I would definitely visit King William County many more times throughout the year, but there have been several times when I tried to make a reservation for a room or to camp but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto and that is just a little too far to make the trip enjoyable.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,


R. Scott Gunn

To: King William County Board of Supervisors

July 7, 2022

180 Horse Landing Road #4

King William, Virginia 23086

Subj: Letter of Support for Zebulon's Grotto Campground application, CUP 01-22

Dear Board, My name is David Pugh, [REDACTED] Chesapeake, Virginia 23322, and I offer this letter of support recommending the Board approve the pending campground application for Zebulon's Grotto. I have visited Zebulon's Grotto several times in the past few years and can attest that the owner, Mr. Charles Snead, has always been a very welcoming, considerate host. Mr. Snead has always shown respect for his guests, the environment, his neighbors and the County, and I am confident he will continue to be a responsible, respected, business owner in the community.

I first visited King William County several years ago for my work with the Federal Government conducting an outreach and an emergency response exercise with the Pamunkey Tribe and local first responders. I was immediately impressed with the beautiful environment, diversity, inclusiveness and welcoming spirit demonstrated by the community. Based on this experience I wanted to further explore King William County, and as my wife and I enjoy hiking, history, kayaking, shopping, dining and antiquing, I have made several trips back and especially enjoy spending an afternoon in West Point strolling the shops and establishments. I also discovered Zebulon's Grotto during this period and have made several visits to the Grotto and immensely enjoyed the property with its pristine trails, environment and solitude. Having additional camping options in the county would allow extended stays in the area, providing more opportunities to enjoy the recreational and retail establishments in the County. I fully support the approval of this moderate measure. It can be easily accommodated on the grounds without impacting neighboring residents or the environment.

In a time with a tough economy, I think the board should welcome modest applications that provide jobs, promote businesses and allow others to enjoy the environment, diversity, inclusiveness and welcoming spirit I mentioned above. I cannot help but think that any opposition of this application must be based on something else. I would hope the Board would approve modest applications that support small, minority run businesses, that have a proven track-record of providing a quality experience for a host of visitors from throughout the area.

Thank you very much for your consideration of this matter. I may be contacted at [REDACTED] if you desire additional feedback.

Sincerely,

David Pugh

July 7, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Brian White and I reside at [REDACTED] Washington, DC 20024.

I am writing to express my support for in support of approval for a Conditional Use Permit (C.U.P) for campground use for Zebulon's Grotto because it will provide a much-needed overnight recreational space in a safe, quiet natural setting.

I have visited Zebulon's Grotto on many occasions during the past three plus years and always enjoy the opportunity to come to King William County. On my way to Zebulon's Grotto, once off I-95 I always stop and purchase my food and other supplies and during my stay will head out for needed sundries as well as meals. I also enjoy stopping at the local farm stalls to get fresh fruits and vegetables in each season.

This campground permit would provide an important source of a specific class of overnight accommodations for outside visitors that is not currently available in the area. This past weekend (July 4th) I wanted to come for four nights with a group of friends but was unable to secure a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. This is not the first time this has happened to me. Since there are no alternative accommodations in King William County and I'm not interested in driving 20 miles away from Zebulon's Grotto to the nearest hotel I decided to travel elsewhere.

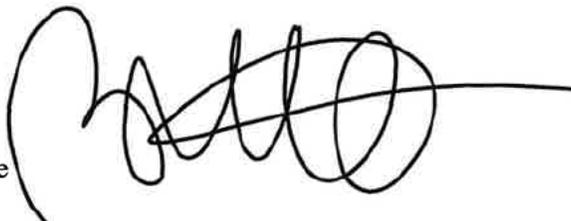
Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of building a space for community to come together for relaxation, enjoyment of the outdoors and with opportunities to make friendships with a diverse mix of folks from all walks of life. The peaceful environment allows me space to relax and unwind, practice meditation and yoga, get lost in good books, and enjoy the changing scenery across the pond and in the woods. I always leave refreshed and re-energized.

Also, important to consider in approving the application are the jobs that will continue in order to maintain and improve the space. The staff and management are all local and all work together to make each visit memorable and enjoyable.

I fully support the approval of Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,

Brian White

A handwritten signature in black ink, appearing to read 'Brian White', with a long horizontal line extending to the right.

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Greg Liberto and I reside at

41020 Highridge St, Fairfax Station, VA, 22031

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



July 6, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is John Klooz and I reside at [REDACTED] Lake Ridge, VA 22193.

I am writing to express my support for the above referenced Campground Permit application and strongly urge your approval.

I have visited Zebulon's Grotto on many occasions during the past 7 years and always enjoy the opportunity to come to King William County.

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment. He has and continues to improve this gorgeous property to include a swimming pool, overnight accommodations, new bathroom, and outdoor café facilities. He has made Zebulon Grotto the premier and only gay-friendly, clothing optional resort in the state of Virginia. It is very convenient to visit and not have to drive over 6 hours to West Virginia, 8 hours to Tennessee or Pennsylvania where other locations very similar to Zebulon exist, thrive and continue to do so even during COVID. I visit Zebulon for several reasons: 1 it is a place to escape the rut of driving to DC every day; 2 the attendees are very welcoming, friendly and very hospitable and 3 most of all it is very quiet, peaceful and restful. Providing overnight accommodations is very important and one of the reasons I look forward to visiting several times a year.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto.

Also, important to consider in approving the application is the economic impact to other businesses in the county. I have personally, frequented restaurants and stores in King William County during my many visits during the past 7 years.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County and the State of Virginia.

If you have further questions, please feel free to contact me.

Sincerely,


John Klooz

[REDACTED]
703 622 2274 (Cell)

July 5, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

I am Michael Harrison and reside in Bowie MD.

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I have visited Zebulon's Grotto on various occasions since 2014 and always enjoy the opportunity to come to King William County.

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is at King's Dominion about 25 miles away from Zebulon's Grotto.

Also, important to consider in approving the application is the economic impact to other businesses in the county. I frequently shop at the restaurants and stores at the intersection of VA Route 30 and US Route 360 in King William County.

I request that you approve Mr. Snead's application for a campground permit for Zebulon's Grotto. It would be a economic benefit to your County.

Sincerely,

A handwritten signature in black ink that reads "Michael Harrison". The signature is written in a cursive style with a large, prominent 'M' and 'H'.

Michael Harrison

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Walker Row and I reside at

[REDACTED], Bethesda, MD 20814

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,

Walker Row

07 July 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My Name is Joshua Viles. I reside at [REDACTED] Glen Allen, Virginia.

I am writing to express my support for the above referenced Campground Permit application and urge your approval. I have visited Zebulon's Grotto on many occasions during the past two years and always enjoy the opportunity to come to King William County.

Simply put Zebulon's Grotto is a slice of paradise tucked away in King William County. As a busy young professional this is the place I visit to get away, relax, renew, connect with nature, and connect with others. I have made friends and joined friends here for us to relax and connect and enjoy one's company.

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,

Joshua Viles
[REDACTED]
Glen Allen, VA 23059



July 12, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086
Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is James Pol. I reside at 9900 Lake Occoquan Dr, Manassas, VA 20111. I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I have visited Zebulon's Grotto on many occasions over the past two years and always enjoy the opportunity to come to King William County. Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto.

Also, important to consider in approving the application is the economic impact to other businesses in the county. I have personally frequented restaurants and stores in King William County in my prior visits. As a Recreational Use Visitor, I find King William County to be a welcoming location towards which I'm inclined to bring my business. I also combine visits to Zebulon's Grotto with other locations like West Point.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,

James S. Pol

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Eve Russell and I reside at
721 EAST ST. P.O. Box Richard VA 23224

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

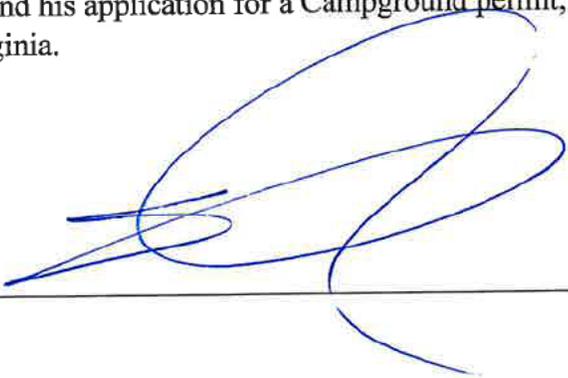
I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



July 9, 2022

To KING WILLIAM COUNTY BOARD OF SUPERVISORS,
180 Horse Landing Road #4
King William, Virginia 23086

RE: CUP 01-22 Campground Application for Zebulon's Grotto

It has come to my attention a need to respond for the support of the above referenced Campground Permit application and urge your approval.

As a frequent visitor and a member of senior community, I would hope that Mr. Snead's establishment would be made even more available to so many others who could enjoy the relaxing surroundings of King William. Every summer we look forward to attending a few days respite, 3 or 4 times per seasons and occasionally this does not happen due to lack of additional accommodations. Whenever we have attended, Mr. Snead has always been courteous and obliging during our stays, making our time there relaxing and worthwhile. Since our move to Virginia Beach, we have discovered that there are no public facilities where pools are available during the summer. Since we do not have the means to have our own, the few times we must get away for a few days and take advantage of the facilities offered at Zebulon's Grotto are sometimes curtailed because of the few available rooms since we do not ourselves do camping. When we do go to King William, we do not only spend our time there, we often go to local establishments for meals, food, shopping etc.

There are so few sites available similar to Zebulon's as it is, this is an excellent opportunity for outsiders to come and spend time in King William County.

Please consider the approval to Zebulon's Grotto with its offerings to the entire community.

Sincerely,
R. Nadeau/ G. Free

2412 Glenmore Hunt Trail

Virginia Beach, VA

July 10, 2022

King William County Board of Supervisors
180 Horse Landing Road, #4
King William, VA 23086

RE: CUP 01-22

Dear King William County Board of Supervisors,

My name is Ken Roberts. I reside at [REDACTED] Mechanicsville Va.

The reason I am writing this letter is to show my support for the campground permit application and strongly suggest your approval.

I have visited Zebulon's Grotto many times over past couple of years. I was in need of a safe and friendly place to spend time in nature. The pandemic was a very difficult time and Mr. Snead provided a place to be outside and this helped me with my mental health.

I have enjoyed visiting King William County very much. I shop at the grocery store to gas stations along with stopping at the local Farmers Market .

Mr. Snead is not only a good host he is a kind person. He has put hard work into his place to make a safe and relaxing experience in nature. I am grateful.

This approval of the campground permit will provide many the opportunity to stay overnight. So that Nature can be experienced. Hotels are much too far away. As much as 20 miles.

My hope is you will approve Mr. Snead's application for the campground permit. This is a plus for your county.

Ken Roberts

July 8th, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

4909 Mead St. NE
Washington, DC 20019

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Darryl Smith. I live in Washington, DC and I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I have enjoyed myself at Zebulon Grotto for over nine years, and it a peaceful and drivable getaway from life in the city.

Mr. Snead has created an oasis. I do not use that term loosely. The beautiful pool area, the lake, and the safe, natural environment provide a pleasant relaxing atmosphere. He is such a pleasant and hard-working gentleman. When I am there, he is constantly working, and attending to his patrons. One thing I look forward to is seeing impeccably maintained foliage and the creative details throughout the campsite.

Approval of his campground permit would help meet the need to provide overnight accommodations for outside visitors. I am 60 years old, and night driving is no longer an option for me. When I wish to go to Zebulon Grotto, I have to stay over, so I can return to Washington, DC during the day.

Many I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto I have been turned away to the limited capacity. Mr. Snead has created separate beautiful "glamping" areas. There is nothing like it in King William County. I have only stayed in a hotel once when visited, and quite frankly, it was subpar and quite a distance from Zebulon's Grotto.

Also, please consider in approving the application is the economic impact to other businesses in the county. I patronize the restaurant and convenience store while there, and I always pick up fruits and vegetables from the local stands and farmer's market.

Please approve Mr. Snead's application for a campground permit. It is part of my life, and I know it is and asset to your County.

Sincerely,

A handwritten signature in black ink that reads "Darryl M. Smith". The signature is written in a cursive style with a long horizontal line extending to the right.

Mr. Darryl M. Smith

July 11, 2022

King William County Board of Supervisors

180 Horse Landing Road, #4

King William, Virginia 223086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William Board of Supervisors:

I am Randolph Gray (Randy) and I reside at 459 Lime Marl Lane in Berryville, VA 22611 (Clarke County).

I am writing to give my support for the above mentioned Campground Permit Application and urge your support. Over the past 7 years, I have visited Zebulon's Grotto on numerous occasions and have thoroughly enjoyed the opportunity to come to King William and spend time in such a peaceful setting.

Mr. Snead and his establishment are superb ambassadors of hospitality for King William and have done an outstanding job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and safe environment.

Approval of this campground permit would help meet the need in your county to provide overnight accommodations for outside visitors. With Zebulon's current limited accommodations, and since I am traveling in excess of 100 miles, I prefer to spend long weekends at Zebulon's. In order for me to do so, I have been forced to travel back to Doswell, which I believe is in Hanover County, for campground and/or hotel accommodations. I would so much prefer to fall asleep under the stars at Zebulon's Grotto and wake up at a leisurely pace listening to the crickets, and song birds, versus the hum of tractor and trailers on rt. 95 at Doswell.

An important aspect to consider in approving this application is the economic impact to other business in your county. While spending time at Zebulon's, I have also frequented shopping and fueling areas as well as restaurants in King William. Since I just recently retired, I was hoping to spend more time at Zebulon's, but with the limited accommodations, I don't know how that would be possible.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great asset for King William County. Thanks you for your consideration of approval for this CUP request!

Sincerely,

Randolph (Randy) Gray.

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Anthony Pater and I reside at

[REDACTED] Charlottesville

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,

Anthony Pater

July 10, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is John Simons. I reside in downtown Richmond, Virginia. I have lived in the Richmond area my entire lifetime.

I heard about Mr. Charles Snead submission of his application for the above referenced Campground Permit. I am writing to express my support of the approval of his application and subsequent Campground permit. I'd like to tell you why.

I have been visiting Zebulon's Grotto, on numerous occasions, during the past 6 years. I had heard of this place through a friend and they had marveled about the peacefulness, the serenity, and beauty of the property. They raved about the fact that it was well-maintained, with obvious loving care, and even that it had been embellished by the owner, Mr. Snead, with artful and imaginative landscaping and even little areas along the walkways that you could discover on your own, where Mr. Snead had placed natural rocks, stones and art that just simply calls for a passerby to stop at, sit and contemplate their lives and the past, present and future. I have always enjoyed every visit to Mr. Snead's 'creation' and was VERY pleasantly surprised that not only is Mr. Snead a welcoming and gracious and helpful host, but every one of the visitors, to this place, seem to show the utmost respect for Mr. Snead and each other. I have even witnessed the care and immediate attention given by Mr. Snead and even present visitors, at the time, to an accidental simple bloodied stubbed toe by another patron. You feel safe and protected and cared for. It really is something to experience. Those that visit Zebulon Grottos have and do realize that this was one person's dream realized. Realized with ideas and very hard work and with the utmost respect for nature, the natural environmental surroundings, as well as the outlying community it resides in...the historic King William County...always being in forethought.

Obviously, Zebulon Grottos cannot provide all the needs and wants of every visitor, but thankfully the community spirit and business savvy of King William County fills in perfectly. I, as well as others that I have attended with me, have thoroughly enjoyed the restaurants in the area such as Roma Ristorante Italiano (WONDERFUL!), Vinny's, Don Pedro's, Subway, Hong Kong Chinese, Ripley's (GREAT breakfasts) and more...even the delicious fried chicken at the Fas Mart and BBQ's and breakfast biscuits at Bojangles. The Food Lion there is one of the cleanest and most well-stocked Food Lion stores I have ever been to. The produce always looks great! I have even attended a few wrestling events (one of my hobbies) at the local firehouse, having had a great and memorable time, especially getting to enjoy meeting and talking with local residents

The outlying area around Zebulon Grottos is also steeped in history and makes for wonderful day trips for adventuring and learning. Even the new winery down the road in Essex County looks to be another draw to the area and makes a stay at Zebulon even more appealing. A great place to relax and enjoy the outdoors and then head out for a meal out, or a wine tasting or to pick up a few things at the Food Lion or the Dollar General, and get gas (and some of that chicken for snacking later) at the Fas Mart or spend some time visiting some history of the area. What more could one want.

My opinion on this matter is that King William County, as well as the close outlying area, would benefit in numerous ways by approving Mr. Snead's application and allowing him to then also cater to the ever-growing RV Camping community across the United States that are in need of safe, interesting and beautiful overnight accommodations. Providing a place, in your community, that upon visiting would leave them with the desire to re-visit again and again. I have socialized and talked at length with numerous visitors, to Zebulon Grottos, that were from all over. Northern Virginia, Fredericksburg, Virginia Beach, North Carolina, Florida, Georgia, West Virginia...even from as far away as Colorado and Utah where they flew in and rented cars just to experience Zebulon Grottos, that they heard of by way of mouth from family, friends and co-workers that had visited. ALL expressing that they are glad they did, thoroughly loved it and raved about the convenience of the outlying area and...most importantly...they'd be back soon for another visit. Many expressing that Mr. Snead should try and provide RV Camping and to let them know as soon as possible, if he ever were to. I, for one, own a RV and would very much look forward to many stays at a Zebulon Grottos campground.

It is, therefore, in my humble opinion that this is a win-win opportunity that would lead to an increase in business and income for the area via an influx of visitors that would stay longer than a quick stop for gas or food or just an hour or so of tourism. Those visitors being quick to realize, via Mr. Snead's leadership and loving respect for his creation and the community that it resides in, that they too WILL most assuredly realize and practice the same respect for Zebulon Grottos and the surrounding community. I should add that no incident of crimes, confrontations or general bad behavior has ever been experienced or heard of by me, nor any person that I know that has visited this amazing place. Not even one raised voice or heated argument. This has greatly impressed me, as I have never been anywhere that this was the case. I can only assume that it's the 'magic' of the place that just throws water on even the smallest spark of fire.

In closing, I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County, and its visitors.

Sincerely,



John Simons

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Arte R. Jones and I reside at
[REDACTED] Ches. Va. 23025

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,

Arte R. Jones

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Tomy Kesler and I reside at
[REDACTED] New Kent VA 23124

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Al Moody and I reside at

2420 Orleans St. Baltimore MD, 21224

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,

Al Moody

July 13, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Thomas Fenton. I reside at 1609 Belvedere Vista Ln, Apt. 102, North Chesterfield, VA.

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

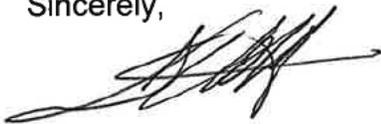
I have been visiting Zebulon's Grotto for over 10 years. It has been a place for me to relax, visit with friends, and make new friends. It is a truly beautiful and relaxing place. I look forward to enjoying more time there and perhaps camping with a tent or in a camper. I enjoy visiting the restaurants and nearby stores during my visits, even though King William was a high school rival when I was growing up.

Mr. Snead is an excellent host and promotes King William county. He encourages the use of nearby business and tourist attractions such as the new winery nearby.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been several times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. There are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,



Thomas D. Fenton

Dr. Robert Campbell, Jr.

Portsmouth, VA 23707-1007

July 14, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors,

I am writing to express my support for Mr. Charles Snead's application for a Conditional Use Permit (C.U.P) for campground use for his Zebulon's Grotto (ZG) resort. The ZG clothing optional/nude resort offers a relaxing, peaceful and friendly atmosphere for recreational use visitors to unwind from stresses of life in a group or solo setting.

I've completed two tours in Afghanistan with no physical injuries. However, I am one of the 25% of Americans who return from deployments with the mental scars of war, specifically PTSD. I am no longer ashamed to talk about the mental injuries I endure daily as a result of my past deployments. ZG provides me the space to be myself, relax and enjoy nature with others or in solitude. As a recreational use visitor, I have met several male and female veterans at ZG who share similar military experiences and can attest to the tranquility and group therapy ZG provides.

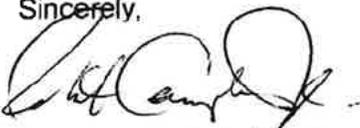
During several visits, I desired to remain on the ZG premises overnight, but was unable due to limited overnight accommodations. Mr. Snead's application for expansion will provide many like myself the ability to stay at ZG for several days without having to travel back and forth long distances and provide expanded recreational services already proven to improve mental health in the research literature.

During my visits to ZG during the past 2 years, I have spent hundreds of dollars in King William County on food and gas. The economic impact ZG patrons provide to the county is immeasurable. The denial of Mr. Snead's permit will result in significant revenue losses to your county.

Finally, the neighbor's concern for her 9 and 12 year old kids mentioned in the July 13, 2022 *Daily Press* is unwarranted. Mr. Snead's guests exercise their clothing optional freedom on his premises. If the kids are on Mr. Snead's property, they are trespassing. There have been no reports of anyone being harassed or exposed to unclothed ZG patrons. Furthermore, ZG is not the only nude/clothed-optional resort in Virginia. The White Tail Resort in Ivor, Virginia prides itself as being a nude family resort that allows kids and has all the amenities Mr. Snead is requesting in his C.U.P. and expansion applications for adults only!

For these reasons, I request that you grant Mr. Charles Snead a C.U.P for campground use for his Zebulon's Grotto (ZG) resort.

Sincerely,



Robert Campbell, Jr., PhD
LtCol, USAFR (Retired)

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Doug Meeker and I reside at

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,



King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 10, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is R. Scott Doherty and I reside at

2870 Louisiana Ave, Baltimore, MD 21227

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails.

I fully support Zebulon's Grotto and Charles's quest to become a campground. Rooms and tent sites are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

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I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because I love this place and there is nothing like it in all of Virginia.

Sincerely,

R. Scott Doherty

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Andy White and I reside at

North Carolina, Elizabeth City

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

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I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,

Andy White

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Patricio Traversono and I reside at

Prince William County

[REDACTED]

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

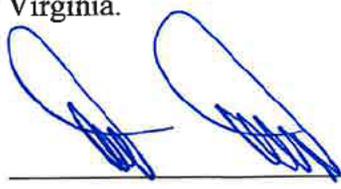
I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,



King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is PAOLO M. BAVAROTTO and I reside at

MANASSAS, VA

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,



King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is Regina Smith and I reside at

Forest, VA

[REDACTED]

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

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I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,

Regina Smith

King William Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

July 12, 2022

Re: Support for Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors

My name is SID PAUL and I reside at

720 JOI Circle HENRICO, VA 23228

I have been a regular visitor of Zebulon's Grotto in King William County for several years. Truthfully it is the only reason I come to King William County. I love coming to Zebulon's Grotto because not only is it beautiful and well maintained but I meet a very wide range of people there and I always feel welcomed and appreciated by Charles and his staff. I used to drive as far away as West Virginia, Tennessee and Pennsylvania to experience the type of environment Zebulon's Grotto offers here in Virginia. We typically spend the entire day quietly lounging by the pool, soaking in the hot tub, swimming in the lake and hiking the nature trails. I have always felt like more places like this should exist in the world because my friends and I enjoy going to a place that allows us to experience the great outdoors and accepts us as we are and welcomes us to come back again.

I fully support Zebulon's Grotto and Charles's quest to become a campground, and I believe this would be the very first campground in King William County. The other campground where I have stayed is at Kings Dominion about 25 miles away, typically I would try to rent a room or tent site but accommodations are very limited at Zebulon's Grotto and it would be nice to have more options to stay overnight there.

Whenever I visit Zebulon's Grotto, I usually stop and refuel my car and get a meal from one of the local sit down or fast food restaurants at the intersection of Rt 30 and 360. I have shopped at Food Lion, Tommy's Produce, and Family Dollar stores as well. I think a lot of the other guests frequent those stores and restaurants as we travel thru King William leaving behind our taxed dollars.

I am also aware of the various issues raised by neighboring homeowners that have a right to peaceful existence; and the idyllic environment of Zebulon's Grotto seems to reinforce that. Apparently, there are some permit violations with the county and that all seems to be resolvable, and I hope it will not impede the ability to continue to come to my favorite place.

I support Charles and his application for a Campground permit, because we love this place and there is nothing like it in all of Virginia.

Sincerely,



July 12, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Michael Garrett. I reside at Upper Marlboro, Maryland.

I am writing to provide support for the above referenced Campground Permit application and recommend your approval.

I begin visiting Zebulon's Grotto in 2019. I'm disabled and it is a struggle to travel to most locations; therefore I'm grateful for Zebulon's Grotto because it allows me to have a vacation without the struggles of traveling on a plane, and I also have met so many friendly and helpful people.

Mr. Snead and the staff have done amazing job in creating a safe vacation atmosphere and experience. I'm extremely appreciative of the excellent customer service and comradery.

Many times, it is struggle to get a room on the property because of the limited rooms and there aren't many hotels in the area. Approval of his campground permit would help many of the customers who are like myself and view Zebulon's Grotto as our Summer vacation destination.

I truly hope you will approve Mr. Snead's application for a campground permit.

Sincerely,

Mr. Michael Garrett



Charles Snead <[REDACTED]>

ZG letter for permit approval

1 message

Jarvis DuBois <[REDACTED]>
To: Charles Snead <[REDACTED]>

Fri, Jul 15, 2022 at 8:37 PM

July 13, 2022

King William County Board of Supervisors

[180 Horse Landing Road #4 King William, Virginia 23086](#)[REDACTED]
6210 North Capitol Street, NW

Washington, DC 20011

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

I am writing this letter in support of the above referenced Campground Permit application and urge your full approval. My name is Jarvis DuBois and I am a resident of Washington, DC. I've enjoyed visiting Zebulon's Grotto for over four years now and look forward to experiencing this destination for many years to come.

This Virginia paradise that Mr. Charles Snead has built and provided his guests is a welcome retreat for those venturing from the DMV area and beyond. I and many others have come to look forward to enjoying the amazing hospitality and grounds including the salt-water pool, the lake, delicious cafe, and the surrounding woods during each visit. Mr. Snead is a thoughtful host and overall great person who has created a safe and peaceful environment - a much needed getaway from the daily grind. Each time I have been there he is busy greeting guests and working to improve the buildings and landscape, adding to the great ambience of Zebulon's Grotto. Mr. Snead has great taste and craftsmanship and I look forward to seeing what he is constructing next within the campsite and overall property.

Out-of-area visitors, like myself, depend on the ability to stay overnight in the tent and "glamping" areas onsite instead of attempting to drive home after nightfall which could be dangerous. Some friends and others drive from as far away as Delaware, New Jersey, New York, and the Carolinas.

In addition to the above, please consider the positive economic impact that Zebulon's Grotto has provided for King William County over the years. Most of us shop at the Food Lion, Valero gas station, local restaurants, and Farmers Market before and after visiting the campsite.

Please approve Mr. Snead's application for a campground permit. It is my happy-place, and that for many other friends and soon-to-be friends. In addition to that, it is a County treasure to be fully supported and maintained.

Sincerely,

Mr. Jarvis DuBois

July 15, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

To the King William County Board of Supervisors:

It is with great honor and pleasure that I write this letter of support for the campground application of Mr. Charles Snead's business, Zebulon's Grotto. Let me first introduce myself. My name is Cleon Huff. I am a resident of Brentwood, Maryland right outside of north east Washington, DC in Prince George's County. I am a flight attendant, high level official in my local church, and a frequent visitor to Zebulon's Grotto for the past 2 years.

Since my first visit to this beautiful and relaxing business located in your county, Mr. Snead and his employees have welcomed me and made me feel like a cherished patron. Due to the distance between Brentwood and King William, the tremendous traffic getting between the two, and now the high gas prices, I am a frequent overnight camper at the location. There has only been one time in all of my visits that I did not stay overnight, which was my very first visit. Therefore, having an opportunity to have camping space is very important for me and to all of those that I carpool with to your county. Unfortunately, there have been times when I have inquired about camping space for a weekend visit and have been told spaces were already reserved due to the limits on the grounds. And in those times, I had to come up with other getaway plans or just ended up staying home. These situations cause an economic loss to Zebulon's Grotto and your county. The loss to your county comes about from me and my friends not being able to support the other local businesses in the area. On the drive down, during our stay, and in route back home, we always stop at the Central Crossing shopping center and the businesses that surround it patronizing multiple locations, including the gas stations in the area, thus infusing money into the local economy, which interestingly is the only time I ever see or come into contact with any of the residents in the area.

Therefore, I humbly and sincerely ask that with your one vote, that each of you use that vote to approve Mr. Snead's application for a campground permit. This move will certainly be of great benefit to both Zebulon's Grotto, those that love to the business, and to the surrounding community of King William County.

Sincerely,

Cleon Huff

July 15, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

I am Richard Weisman of Wilmington, North Carolina

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I have visited Zebulon's Grotto on many occasions during the past five years and always enjoy the opportunity to come to King William County, often when I am en route from North Carolina to visit family in Massachusetts.

Mr. Snead is an excellent ambassador of hospitality for King William and has done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment. He maintains a well-designed, well-maintained and clean operation.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors. There have been times when I tried to make a reservation for a room or to camp overnight at Zebulon's Grotto but was unable to do so due to the limited capacity. Unfortunately, there are no alternative accommodations in King William County. The nearest hotel is 20 miles away from Zebulon's Grotto.

Also, important to consider in approving the application is the economic impact to other businesses in the county. I have personally, frequented restaurants and stores in King William County during my visit and really enjoy the area.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,

Richard Weisman

7/17/2022

Mario D. Ward

[REDACTED]
Columbia, SC 29206

[REDACTED]
[REDACTED]

King William County Administration Building, Board of Supervisors
180 Horse Landing Road #4
King William County, VA 23086

Board of Supervisors,

I, Mario D. Ward, have been a patron of Zebulon's Grotto (ZG) since 2016. Between that time and now I have moved to South Carolina (5+ drive time hours away) and remain a loyal patron of ZG. I am also an 100% Disabled American Veteran of the United States Navy whose disabilities are soothed by having access to the naturism environment that ZG provides.

Over the years, I have watched ZG's owner Charles Sneed welcome guests from around the region and from all points across the United States. He is an amazing host with a strong sense of community and social responsibility as it relates his guests and how his business positively contributes to the economic development and growth to King William County, especially during these times when businesses miserably fail.

Sincerely,

Mario D. Ward, MHSA, CA
100% Disabled United States Gulf War Era Navy Veteran

July 18, 2022

King William County Board of Supervisors
[180 Horse Landing Road, #4](#)
[King William, VA 23086](#)

Dear Board of Supervisors,

I am writing this letter of support for Zebulon's Grotto Campground Application Permit. In the past, I have enjoyed tent camping in the field, hiking the grounds, and kayaking on the lake. With your support, I look forward to camping there again.

Take real good care,
Clarence Brooks
Boca Raton, FL 33432

Christopher Weidner

203 Shumell Circle
Falls Church, VA 22042

July 17, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23086

To Whom it May Concern:

I am writing in support of Zebulon's Grotto and respectfully ask the Board of Supervisors to consider approving the permits for Charles Snead to continue operating the Grotto resort. I have been there several times and feel it is a place to relax and unwind and feel comfortable with the beautiful surroundings.

It's a quiet oasis I prefer over other campgrounds that seem overly crowded and loud. Zebulon's is a peaceful, friendly retreat. I've never seen it overly crowded or noisy. People are respectful and come to relax, two of the main reasons I go.

The grounds are private, quiet, and there is no more additional or heavy traffic I have noticed in the times I've been there. To deny these permits would be to deny his livelihood, as well as the enjoyment his establishment brings to its guests and visitors.

Sincerely,

Christopher Weidner

Brad Williams

20 Black Cat Rd.
Keswick, VA 22947

King William County Board of Supervisors
180 Horse Landing Road #4
King William, VA 23086

Dear King William County Board of Supervisors,

As a longtime resident of Virginia, I am writing in support of the issuance of the Campground Permit of Zebulon's Grotto. I have observed over time the as Zebulon's Grotto has worked diligently to conform to all regulations for the establishment of this premier destination. In addition, as one who is involved in real estate and started my working career in campground management, I find the infrastructure development of great quality. Furthermore, I am impressed with the premier quality of management of the establishment. Please accept my declaration of support for the Campground Permit.

Sincerely,



Brad Williams

July 21, 2022

King William County Board of Supervisors
180 Horse Landing Road #4
King William, Virginia 23086

Re: CUP 01-22 Campground Application for Zebulon's Grotto

Dear King William County Board of Supervisors:

My name is Gary Heath and I reside at [REDACTED] Columbus, Ohio.

I am writing to express my support for the above referenced Campground Permit application and urge your approval.

I have had the pleasure of visiting Zebulon's Grotto and have found such recreational opportunities to be far and few between. The facilities and grounds were clean and well maintained. Staff were wonderful and patrons were a diverse group of people who were well behaved and congenial.

Mr. Snead and his staff have done a wonderful job of creating a place for individuals to relax and enjoy the outdoors amongst a friendly and peaceful environment.

Approval of his campground permit would help meet the need in the county to provide overnight accommodations for outside visitors.

Also, important to consider in approving the application is the economic impact to other businesses in the county. I am retired and my choice of where I spend my money is dictated by the availability of naturist accommodations and the nearby communities openness to such amenities. It would be a shame to not have Zebulon's Grotto as one of my go to campgrounds and as a place to recreate and enjoy amenities in King William County.

I truly hope you will approve Mr. Snead's application for a campground permit. It would be a great thing for your County.

Sincerely,

Gary M. Heath

AGENDA ITEM 10.a.

Modified Plans - 07-25-2022



LAFAYETTE • AYERS • WHITLOCK

Attorneys at Law

Michael P. Lafayette
Glenn E. Ayers
Edward S. Whitlock, III
Jennifer W. Fischer
Travis P. Hughes

Tel: 804-545-6250
Fax: 804-545-6259
www.lawplc.com

July 21, 2022

VIA EMAIL emoren@kingwilliamcounty.us
and deputyclerk@kingwilliamcounty.us

Honorable Edwin H. Moren, Jr., Chairman
c/o Christine H. Branch, Deputy Clerk and Executive Assistant
King William County Supervisors
180 Horse Landing Road
King William, Virginia 23086

Re: Conditional Use Permit Application CUP -01-2022

Dear Chairman Moren:

I represent the applicant, Charles Snead on CUP-01-2022 that is on the July 25, 2022 Board of Supervisors ("BOS") agenda. On Mr. Snead's behalf, I respectfully renew Mr. Snead's June 13, 2022 request either a continuance of this matter for 60 days with Mr. Snead's ability to amend and supplement the CUP application or the tabling of the CUP with the ability for Mr. Snead to amend and supplement the CUP application. In support of this request, we ask your consideration of the following:

1. Mr. Snead filed this CUP on May 3, 2022 and same was heard by the Planning Commission on June 7, 2022. The Planning Commission recommended a denial of the CUP and further "that based on the years of abuse of the neighboring property owners, the Board cancel all current permits held by Mr. Snead for the Bed and Breakfast, campground, and any and all other uses of Parcel 29-72D except for the previous use of the property as a residence, therefore, allowing the adjacent owners to live in peace and tranquility of their rural property that they sought when purchasing their property". Copy attached as Exhibit 1.

2. King William County ("KWC") by its counsel, filed a Complaint For Declaratory Judgment and Verified Petition for Temporary and Permanent Injunctive Relief (the "Complaint") on June 30, 2022.

3. An Agreed Temporary Injunction Order was entered by Judge Benjamin Elliott Bondurant on July 1, 2022 addressing zoning violations, building code violations and prohibited the use of any buildings not inspected and not being in compliance with the building code until hearing on the merits. Copy attached as Exhibit 2.

4. Chairman Moren's response on July 9, 2022 to the applicant's email request dated June 27, 2022 wherein the Chairman declined to meet with the applicant based on "County Counsel's advisement." Refusal to meet with Mr. Snead, denied Mr. Snead's First

Amendment rights to petition his elected government representatives on property rights subject to government regulation and permit process. Copy Attached as Exhibit 3.

5. Legal Ethics Opinion 1891 adopted by the Supreme Court of Virginia dated January 9, 2000, established that client (“applicant”) and client’s counsel have a First Amendment right to communicate with government officials on policy and pending applications affecting property rights while there may be a pending legal dispute between the applicant and the governmental body. Copy attached as Exhibit 4.

6. The applicant has substantially modified the CUP Application from the application filed on May 3, 2022.

7. The applicant would like the opportunity to meet with the neighbors of the property to address concerns and attempt a resolution of the differences for a win for the neighbors, a win for KWC and a win for the applicant.

8. KWC chose when and to file a lawsuit against Mr. Snead after Mr. Snead filed the Conditional Use Permit and had a hearing for the Planning Commission. It is not right, fair, or lawful to use the lawsuit to deny Mr. Snead his First Amendment rights to petition his elected government representatives in a process designed and required by the same elected government representatives.

9. A Temporary Injunction was granted on July 1, 2022 and Mr. Snead is abiding by that Order; the public health, safety and welfare is now protected and secure. Additionally, the Order addresses and gives relief to the neighbors’ concerns, objections and complaints.

10. The modifications to the originally filed CUP, in particular, noise, traffic, and number of guests at the property are addressed in the modifications to the CUP Permit Application.

For the foregoing reasons, Mr. Snead, by counsel, respectfully requests the Board of Supervisors to grant the relief requested for not less than 60 days and permitting the CUP Application be supplemented and modified to address concerns expressed in the Planning Staff Report and recommendations, neighbors’ concerns and the opportunity for Mr. Snead to meet with his neighbors.

Respectfully,



Glenn E. Ayers

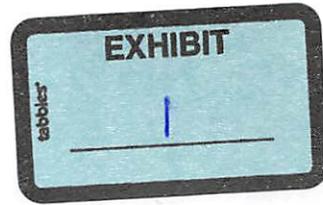
GEA/cb

Attachments

cc: Charles Snead

Andrew R. McRoberts (via email – AMcRoberts@SandsAnderson.com)

Sherry Graham, Director of Planning (via email sgraham@kingwilliamcounty.us)



**MINUTES
KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OF JUNE 7, 2022**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 7th day of June 2022, beginning at 7:00 p.m. in the King William County Board Room of the Administration Building and via Zoom.

Agenda Item 1. CALL TO ORDER

The meeting was called to order by Chairman John Breeden at 7:00 p.m.

Agenda Item 2. ROLL CALL

The members were polled:

Matt Sluder	Aye
Bonnie Hite	Aye
Don Wagner	Aye
Stephen Greenwood	Aye (Zoom)
John Breeden	Aye

Also in Attendance:

Sherry Graham, Director of Planning
Barbara Trimmer, Planning Secretary

Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA

Chairman Breeden requested a motion to adopt the meeting agenda. Mr. Wagner moved for the adoption of the June 7, 2022, meeting agenda; Ms. Hite seconded motion.

The vote was unanimous on this motion.

Agenda Item 4. REVIEW AND APPROVAL OF MINUTES

There were no amendments to the May 3, 2022, minutes. Chairman Breeden requested a motion to approve the minutes as presented. A motion was made by Ms. Hite and seconded by Mr. Sluder.

The vote was unanimous on this motion.

Agenda Item 5. PUBLIC COMMENT PERIOD

The Chairman opened the floor for public comments.

Ms. Sybil Rose spoke on issues that she is having with an adjacent kennel and would like for the Planning Commission to re-visit the ordinance.

There being no one else requesting to speak, the Public Comment Period was closed.

Agenda Item 6a. PUBLIC HEARING – CUP 01-22 CHARLES SNEAD

Mr. Charles Snead request a conditional use permit in order to operate a campground on his property located at 281 Roane Oak Trail. The campground would consist of four platformed campsites, a larger platformed gazebo, six recreation vehicle sites, a primitive tent camping area and nine additional camp sites. Mr. Snead is also proposing to have a check-in office, dump station, guesthouse, bath house with a laundry, boathouse, a large and small gazebo. Ms. Graham presented the case to the Planning Commission and informed the members that this property currently operates a B & B with a maximum occupancy of eight, and one camping areas with a maximum occupancy of six. There are also additional recreational facilities that people use daily. The Planning Department has received numerous complaints about the noise and traffic coming from the applicant's property. If the Planning Commission recommends approval, staff recommends that the thirteen conditions outlined in the memo be added as part of the approval process.

Mr. Snead presented his case to the Planning Commission along with a power point. He stated that his business was seasonal from May until October. Mr. Snead also discussed his previous cup request for a campground in 2017 which he withdrew. Mr. Snead did not agree with the following conditions:

- 2) Necessary safeguards such as noise levels from amplified noise, fireworks, gunfire, explosions, ATV's will be prohibited for the protection of surrounding property, persons, and the neighborhood values.

Mr. Snead would like to use his own ATV for the operation but not permit any guests to use ATV's.

- 5) The owner is required to have a separate entrance for guests and not use the existing shared private lane "Roane Oak Trail" with the residents that live and have property on Roane Oak Trail.

Mr. Snead stated that VDOT will not permit a second entrance but that he could widen the entrance to 36' and only use 140' of Roane Oak Trail.

- 6) The property shall have a maximum capacity of fifty (50) people on the property at one time, including without limitation guests, invitees, owners, contractors, and other persons.

Mr. Snead stated that fifty people is not feasible and would like two hundred people.

- 11) There shall be no outdoor use of amplified music or sound.

Mr. Snead request clarity on this condition.

The Planning Commission members asked questions about the violation letters that have been sent to Mr. Snead.

Chairman Breeden opened the Public Hearing. The following people spoke in opposition of the request:

Lisa Mason, 392 Roane Oak Trail: Ms. Mason discussed the issues with the guest house, handicapped parking, not having 200' to any property line, landscaping, the pond and trails, septic system issues, and easement. The road maintenance agreement and any improvements, can only be made by a majority vote. She discussed the music that comes from Mr. Snead's property and thought that there is supposed to be no music unless a special event permit had been obtained. She stated that the music is not buffered.

Peter Mason, 392 Roane Oak Trail: Mr. Mason opposes the application and discussed the structures that have been constructed without obtaining any permits. Mr. Mason would like for the Planning Commission to put the applicant on a five-year probationary period.

Richard Meador, 230 Roane Oak Trail: Mr. Meador complained about the traffic and the number of people coming down there.

Victor Einarsson, 397 Roane Oak Trail: Mr. Einarsson complained about the music and stage shows. He also stated that Mr. Snead advertises as a 2-star hotel. Mr. Einarsson also discussed the violations from 2016 through 2022 and the easement agreement.

Tom Davidson, 15271 River Road: Mr. Davidson complained about the noise and the violations on Mr. Snead's property.

Jeremy Shupe, 580 Roane Oak Road: Mr. Shupe complained about the traffic on the road and having people turning around in his driveway, speeding up and down the road and throwing trash out.

Leon Wainwright, 177 Roane Oak Road: Complained about the traffic and safety issues.

Tracy Wainwright Carrollton, 27485 King Willian Road: Ms. Carrollton grew up at 177 Roane Oak Road and discussed what is advertised on the applicant's website and has issues with the proposed campground.

A letter of opposition was received by Mr. Barber and was read by Mr. Sluder.

A petition with 20 signatures of people in opposition was also submitted to the Planning Commission.

There being no one further to speak, the Public Hearing was closed. A discussion was held among the Planning Commission members.

Chairman Breeden requested a motion to recommend approval or denial of CUP-01-22. Mr. Wagner made a motion, seconded by Mr. Sluder to recommend that the Board deny the request for a conditional use permit for a campground, and further, that based on the years of abuse of the neighboring property owners, the Board cancel all current permits held by Mr. Snead for the Bed and Breakfast, campground, and any and all other uses of parcel 29-72D except for the previous use of the property as a residence, therefore, allowing the adjacent owners to live in peace and tranquility of their rural property that they sought when purchasing their property.

Members were polled:

Mr. Hite	Aye
Mr. Wagner	Aye
Mr. Greenwood	Nay
Mr. Sluder	Aye
Mr. Breeden	Aye

The vote carried 4 to 1.



VIRGINIA:

IN THE CIRCUIT COURT FOR THE COUNTY OF KING WILLIAM

THE COUNTY OF KING WILLIAM,)
VIRGINIA,)

Petitioner,)

v.)

CASE NO. CL22000347-00

CHARLES G. SNEAD, ET AL.)

Respondents,)

AGREED ^{ACM} _{CGS} _{CS}

TEMPORARY INJUNCTION ORDER

THIS MATTER came before the Court and was heard *ore tenus* on the 1st day of July, 2022 upon the request for temporary injunctive relief contained in the Complaint for Declaratory Judgment and Verified Petition for Temporary and Permanent Injunctive Relief (the "Complaint") filed by the Petitioner, the County of King William, Virginia (the "County"), by counsel, against the Respondents, Charles G. Snead [by counsel / *pro se*] and ZG, LLC [by counsel / *pro se*] (together, the "Respondents") related to Respondent Snead's property identified as Tax Map Number 29-72D and located at 281 Roane Oak Trail, King William, Virginia 22086 in the County (the "Property").

UPON CONSIDERATION of the Complaint, the evidence and arguments presented by the parties to the Court at the hearing, and for the reasons stated by the Court on the record, it is hereby ADJUDGED, ORDERED, and DECREED as follows:

1. The County's request for temporary injunction as stated in the Complaint is hereby GRANTED in order to protect the public health, safety, and welfare.
2. The Respondents are therefore ENJOINED from conducting the following uses of the Property until a full hearing on the merits may be heard:

- A. Using the Property as commercial kitchen;
- B. Operating a campground on the Property in excess of the single authorized camping area and occupancy not to exceed six (6) people;
- C. Utilizing the accessory structure on the Property as a guest house; and
- D. Operating a bed and breakfast on the Property beyond the two permitted guest rooms in the primary residence with a maximum occupancy of eight (8) guests.

3. The Court further ENJOINS all unpermitted construction efforts on the Property, and prohibits any use or occupancy of any structure, building, or container that has not been permitted, constructed / converted, inspected and approved as being in compliance with the Virginia Uniform Statewide Building Code.

4. *THIS temporary injunction order shall not apply to recreational uses of the Property, which is reserved for further proceeding.*

The temporary injunction shall be effective immediately and shall expire as of

FINAL ORDER ~~2022~~, unless otherwise enlarged or extended.

*ARM
GAS*

No bond is required pursuant to Virginia Code § 8.01-631, as amended.

*ARM
GAS*

The Clerk is requested to forthwith certify and send a copy of this Order to counsel of record and the Respondents or their counsel, if any. This matter is continued for further adjudication.

DATE ENTERED:

7/1/22

B. Elliott Bondurant
Hon. Benjamin Elliott Bondurant, Presiding Judge

KING WILLIAM CIRCUIT COURT
Certified to be a TRUE COPY
of record in my custody.
Diamond Stevens
Clerk/Deputy Clerk

WE ASK FOR THIS:

Andrew R. McRoberts

Andrew R. McRoberts (VSB No. 31882)
Christopher M. Mackenzie, Esquire (VSB No. 84141)
SANDS ANDERSON PC
1111 East Main Street, Suite 2400
P.O. Box 1998
Richmond, Virginia 23218-1998)
Telephone: (804) 648-1636
Facsimile: (804) 783-7291
E-Mail: amcroberts@sandsanderson.com
E-Mail: cmackenzie@sandsanderson.com
Counsel for Petitioner King William County, Virginia

^{Agreed}
SEEN AND OBJECTED TO:

Charles G. Sneed
Charles G. Sneed
281 Roane Oak Trail
King William, VA 23086
Respondent

Glenn E. Ayers

Glenn E. Ayers USB 20147
Lebanette Ayers Esquire PC
10160 Staples Mill Rd
Glen Allen VA 23060

^{Agreed}
SEEN AND OBJECTED TO:

ZG, LLC

By: *Glenn E. Ayers*
Glenn E. Ayers, Esquire
10160 Staples Mill
Glen Allen, VA 23060
Counsel for Respondent ZG, LLC



From: Charles S
To: Glenn Ayers
Subject: Fwd: External: CUP 01-22
Date: Sunday, July 10, 2022 11:03:42 AM

----- Forwarded message -----
From: Edwin Moren <emoren@kingwilliamcounty.us>
Date: Sat, Jul 9, 2022 at 7:11 AM
Subject: Re: External: CUP 01-22
To: Charles S <charles.snead428@gmail.com>

Mr. Snead
I must decline the invitation at this time based on our County counsel's advisement.
Regards//
Ed Moren

Edwin H. Moren, Jr.
Chairman, BOS
Supervisor, District 5
King William County

On Jul 8, 2022, at 5:49 PM, Charles S <charles.snead428@gmail.com> wrote:



Dear Supervisor Moren:

I am following up from my email sent on June 27, 2022 requesting a meeting with you regarding my upcoming CUP 01-22 hearing that is currently scheduled for July 25, 2022.

I also attempted to reach you via phone on July 5th and was unsuccessful.

I want to update you on my zoning and building permit violation corrections. About 2 weeks ago I met with Matt Melton, KW Building Inspector and two other county inspectors here on my property for initial inspections and scoping out a plan for permitting. Soon thereafter I hired a structural engineer to begin the lengthy process of certifying my structures for compliance with KW and the Va Uniform Building Code, permitting, and eventually re-use and occupancy of my structures.

My application for a Campground Permit, if approved, would provide King William County's first and only campground facility. Approval of my CUP has direct economic benefits to the county and should be given serious consideration by the Board of Supervisors. My guests come from all corners of the country to King William County to patronize local stores, restaurants, and fueling stations during their visit. I have estimated that during the 6 month season in which my business generally operates, my guests conservatively spend between \$100,000 to \$300,000 in the local economy at Route 30 and 360.

Please consider visiting my property and meeting with me so that you can make an informed decision, especially in light of some of the opposition which has been raised.

Please let me know if we can schedule a time to meet here along with any other Supervisors in advance of the July 25th meeting. Thank you.

Respectfully,

Charles Snead



VIRGINIA:

In the Supreme Court of Virginia held at the Supreme Court Building in the City of Richmond on Thursday the 9th day of January, 2020.

On November 18, 2019 came the Virginia State Bar, by Marni E. Byrum, its President, and Karen A. Gould, its Executive Director and Chief Operating Officer, pursuant to the Rules for Integration of the Virginia State Bar, Part Six, Section IV, ¶ 10-4, and filed a Petition requesting consideration of Legal Ethics Opinion No. 1891.

Whereas it appears to the Court that the Virginia State Bar has complied with the procedural due process and notice requirements of the aforementioned Rule designed to ensure adequate review and protection of the public interest, upon due consideration of all material submitted to the Court, it is ordered that Legal Ethics Opinion No. 1891 be approved as follows, effective immediately:

LEGAL ETHICS OPINION 1891. COMMUNICATION WITH REPRESENTED GOVERNMENT OFFICIALS

QUESTION PRESENTED

Are communications with represented government officials “authorized by law” for purposes of Rule 4.2?

ANSWER

The answer to the question presented is yes, as long as the communication is made for the purposes of addressing a policy issue, and the government official being addressed has the ability or authority to take or recommend government action, or otherwise effectuate government policy on the issue. A lawyer engaging in such a communication is not required to give the government official’s lawyer notice of the intended communication.

This analysis will apply only to a narrow subset of government officials, those within the “control group” or “alter ego” of the government entity that were otherwise subject to the no-contact rule. A lawyer’s communication with a low-ranking employee of a represented organization does not violate Rule 4.2 since that employee is not “represented by counsel.” Therefore, it would be unnecessary to apply the government contact exception in that situation.

Rule 4.2 of the Virginia Rules of Professional Conduct states that:

[i]n representing a client, a lawyer shall not communicate about the subject of the representation with a person the lawyer knows to be represented by another lawyer in the matter, unless the lawyer has the consent of the other lawyer or is authorized by law to do so.

Also pertinent to the discussion is Comment [7] to Rule 4.2 which discusses a lawyer's communications with employees or agents of a represented organization:

In the case of an organization, this Rule prohibits communications by a lawyer for one party concerning the matter in representation with persons in the organization's "control group" as defined in *Upjohn v. United States*, 449 U.S. 383 (1981) or persons who may be regarded as the "alter ego" of the organization. The "control group" test prohibits *ex parte* communications with any employee of an organization who, because of their status or position, have the authority to bind the corporation. Such employees may only be contacted with the consent of the organization's counsel, through formal discovery or as authorized by law. An officer or director of an organization is likely a member of that organization's "control group." The prohibition does not apply to former employees or agents of the organization, and an attorney may communicate *ex parte* with such former employee or agent even if he or she was a member of the organization's "control group." If an agent or employee of the organization is represented in the matter by separate counsel, the consent by that counsel to a communication will be sufficient for purposes of this Rule.

This opinion discusses when a lawyer may permissibly communicate with a "control group" agent or employee of a represented governmental entity because such communication is "authorized by law" for purposes of Rule 4.2.

PRIOR OPINIONS

In Legal Ethics Opinion 1537 (1993) the committee addressed a situation in which an attorney represented parents of a child under disability in a dispute with the child's school and school board over an individualized education program (IEP). Following a request for a due process hearing, the parents' attorney wanted to talk to the teachers and school professionals who

have conducted evaluations as well as with the members of the team that develops the IEP. The parents' attorney asked the committee to opine whether he could talk to persons such as teachers and evaluators who are employed by the school board, without the presence or prior approval of the lawyer who represents the school board. The committee applied the "control group" test to communications with constituents of a represented organization now found in Comment [7] to Rule 4.2:

The committee has consistently opined that it is not impermissible for an attorney to directly contact and communicate with employees of an adverse party provided that the employees are not members of the corporation's "control group" and are not able to commit the organization or corporation to specific courses of action that would lead one to believe the employee is the corporation's alter ego. *See, e.g.,* LE Op. 347, LE Op. 530, LE Op. 795, LE Op. 801, LE Op. 905; *Upjohn Co. v. U.S.*, 449 U.S. 383, 101 S. Ct. 677, 66 L. Ed. 2d 584 (1981).

Applying the "control group" test, the committee concluded:

Thus, in the facts you present, the committee believes that it would not be improper or violative of DR:7-103(A)(1) for the lawyer representing the child and parents to directly contact school board employees who are not in a position to bind the school board to a course of action. The committee is of the opinion that the rule prohibiting an attorney's communication with adverse parties should be narrowly construed in the context of litigation with the government in order to permit reasonable access to witnesses for the purpose of uncovering evidence, particularly where no formal discovery processes exist. Opinion 332 (9/88), Ethics Committee of the Kentucky Bar Ass'n, ABA/BNA Law. Man. on Prof. Conduct 901:3905.

However, the committee also added some discussion, in what might perhaps be described as *dicta*:

With respect to actions involving governmental agencies, the committee has previously opined that the disciplinary rule proscribing communications with adverse parties is not applicable in a case where persons are petitioning a legislative body [LE Op. 529]; and that, where an attorney is involved in litigation

against a county board of supervisors, it would not be improper for the attorney to contact other county employees if they are fact witnesses not charged with the responsibility of executing board policy [LE Op. 777]. Furthermore, the committee has also opined that, where information is generally available to the public under the Freedom of Information Act, the status of litigant or litigant's counsel does not disenfranchise one from obtaining such information. *See* LE Op. 1504. *Frey v. Department of Health and Human Services*, 106 F.R.D. 32 (E.D. N.Y 1985).

Significantly, the parents' attorney in LEO 1537 did not seek to have *ex parte* interviews with "control group" employees of the school board, but only the child's teachers and evaluators. But in LEO 529 (1983), which the committee cited in LEO 1537, the committee concluded that:

Even if an attorney knows that the County Attorney is the legal counsel to the Board of Supervisors, it is not improper for the attorney to contact directly a member of a County Board of Supervisors. DR:7-104 is applicable in an antagonistic or adversarial context and is not applicable in a case where persons are petitioning a legislative body.

Thus, LEO 529 appears to authorize direct communications with a "control group" employee of a local government in the context of a citizen's right to petition a legislative body without the consent of counsel for the local governmental organization. However, in LEO 1537, the committee cited LEO 777, which reached an opposite position:

It is unethical for an attorney involved in litigation against a county board of supervisors to directly contact an individual member of that board on matters relating to the litigation. It would not be unethical for said attorney to contact other county employees if such persons are fact witnesses not charged with the responsibility of executing board policy. [DR:7-103(A)(1); LE Op. 347, LE Op. 459 and LE Op. 530; *See Upjohn Corporation v. United States*, 449 U.S. 383, 101 S. Ct. 667 (1981)]

The committee believes that the question is not whether the government official with whom the attorney wishes to communicate falls within the governmental body's "control group." Rather, the question is whether such a communication is "authorized by law" under Rule 4.2. If

the lawyer or her client has a constitutional right to petition government or a statutory right under the Freedom of Information Act, or other law to communicate with a government official, about matters which are the subject of the representation, the communication may be "authorized by law" regardless of whether the contacted government official is in the organization's "control group." If the government official with whom the lawyer wishes to communicate is not within the organization's "control group," it is unnecessary to consider whether the communication is "authorized by law." Because the prior LEOs offer little guidance as to when contact with employees of a represented governmental organization is "authorized by law," the Committee turns to other authorities to address this issue.

ACCESS TO GOVERNMENT OFFICIALS

While clearly there is a "government contacts" exception to Rule 4.2, the contours and boundaries of that exception are not so clear. Comment [5] to ABA Model Rule 4.2 states "[c]ommunications authorized by law may include communications by a lawyer on behalf of a client who is exercising a constitutional or other legal right to communicate with the government." Virginia's comments do not include this language but prior legal ethics opinions do recognize some sort of exception for *ex parte* contacts with government employees. Unfortunately, in most jurisdictions including Virginia, the precise reach and limits of the "authorized by law" language in Rule 4.2 is not well-defined.

Leading ethics authorities cite the First Amendment's petition for redress of grievances clause (the "Petition Clause") as the foundation for any government contacts exception to the no-contact rule. Hazard & Hodes § 38.8, at 38-16; Charles W. Wolfram, *Modern Legal Ethics* § 11.6.2, 614 n. 58 (1986); *see* U.S. Const., amend. 1 ("Congress shall make no law respecting ... the right of the people peaceably ... to petition the Government for a redress of grievances."). In a representative democracy government, "effective representation depends to a large extent upon the ability of the people to make their wishes known to governmental officials acting on their behalf." *Protect Our Mountain Env't, Inc. v. Dist. Court of Cnty. of Jefferson*, 677 P.2d 1361, 1364-65 (Colo. 1984).

As one commentator explains, the "no-contact rule" seems at odds with a citizen's constitutional right to access her government officials:

Requiring the consent of an adversary lawyer seems particularly inappropriate when the adversary is a government agency. Constitutional guarantees of access to government and statutory policies encouraging government in the sunshine seem hostile to a rule that prohibits a citizen from access to an adversary governmental party without prior clearance from the governmental party's lawyer.

Wolfram, *supra* at 614–15; *see also* Utah Ethics Op. 115R, at *2 (1994) (explaining that “it is more important to minimize the difficulties and obstacles that face private parties dealing with the government and its officials than it is to provide government agencies and officials with an insulating layer of attorneys”).

ABA Formal Op. 97-408 attempts to define the scope of permissible *ex parte* communications with represented government officials as an exercise of the citizen's constitutional right to petition the government. In that opinion the ABA Standing Committee on Ethics and Professionalism stated:

Model Rule 4.2 generally protects represented government entities from unconsented contacts by opposing counsel, with an important exception based on the constitutional right to petition and the derivative public policy of ensuring a citizen's right of access to government decision makers. Thus Rule 4.2 permits a lawyer representing a private party in a controversy with the government to communicate about the matter with government officials who have authority to take or to recommend action in the matter, provided that the sole purpose of the lawyer's communication is to address a policy issue, including settling the controversy. In such a situation the lawyer must give government counsel reasonable advance notice of his intent to communicate with such officials, to afford an opportunity for consultation between government counsel and the officials on the advisability of their entertaining the communication. In situations where the right to petition has no apparent applicability, either because of the position and authority of the official sought to be contacted or because of the purpose of the proposed communication, Rule 4.2 prohibits communication without prior consent of government counsel.

According to the ABA opinion, permissible *ex parte* communication with a represented

government official must satisfy three conditions. First, the sole purpose of the communication must be to address a policy issue. Second, the government official whom the lawyer seeks to contact must have the authority to take or recommend action in the matter. Third, the lawyer representing the private party must give the government's lawyer reasonable advance notice of her intent to communicate with such officials. This committee agrees that the first two conditions appropriately balance the interests protected by Rule 4.2 with the interest that all constituents have in access to government and the ability to petition the government for the redress of grievance. However, the requirement of advance notice of the communication is not grounded in the text or comments of Rule 4.2 and therefore the committee does not interpret the rule to require advance notice to the government lawyer of otherwise-permissible communications to government officials.

THE PURPOSE OF THE COMMUNICATION MUST BE TO ADDRESS A POLICY ISSUE

As to the first requirement, courts and state ethics committees have routinely permitted lawyers to inquire with government officials about the rationales behind their policy positions, or to lobby government officials for the passage of a law, statute, or regulation favorable to their clients. The communication may be proper even if the policy or issue relates to the subject of a claim or controversy in which the client and government are represented by counsel. *See, e.g., United States ex rel. Lockyer v. Haw. Pac. Health*, 490 F. Supp.2d 1062, 1089 (D. Haw. 2007) (holding that defendants' counsel's engagement in *ex parte* email conversations with employees at the Centers for Medicare and Medicaid Services, a represented party, about general policies behind the "incident to" rules under Medicare Part B, as opposed to specific facts concerning the litigation, fell within the government contacts exception to Rule 4.2); *MacArthur v. San Juan Cnty.*, 2001 BL 14076, No. 2:00-cv-00584-BSJ (D. Utah March 6, 2001) (entering a protective order precluding counsel from contacting a county commissioner on an *ex parte* basis regarding anything other than policy matters); Ohio Supreme Court Ethics Op. 92-7, at *3-6 (1992) (concluding that communications by lawyers at public board or commission meetings on behalf of an individual or group of citizens fall within the "authorized by law" exception, but advising the attorney to first identify herself when the communication involves a disputed matter before a represented government party).

For example, the State Bar of South Dakota Ethics Committee held that a lawyer representing the board of a municipality may lobby the city council, mayor, and other city entities and officials to pass an ordinance modifying the board's power and authority without the city attorney's permission pursuant to Rule 4.2. South Dakota Ethics Op. 98-9 (1998). The committee reasoned that efforts to obtain a legislative change in favor of a client do not violate Rule 4.2 because such efforts relate "solely to government officials acting on a legislative question rather than in an adjudicative or negotiation capacity." *Id.* at 1.

In North Carolina, some lawyers successfully obtained a sign variance for their clients from a town board of adjustment and the town appealed. The North Carolina State Bar advised the lawyers that they could write the elected members of the town council to request that they place the desirability of the pending appeal on the agenda for the next town council public meeting. North Carolina Ethics Op. 202, at *1-2 (1995).

Likewise, in *Am. Canoe Ass'n, Inc. v. City of St. Albans*, 18 F. Supp.2d 620 (S.D. W. Va. 1998), defense counsel moved to prohibit the plaintiff's counsel from discussing settlement with members of the city governing body. Denying the motion and citing favorably to ABA Formal Op. 97-408, the court reasoned that "[g]overnment remains the servant of the people even when citizens are litigating against it. Thus, when citizens deal with government agencies, several sorts of direct contact are 'authorized by law' and permissible." *Id.* at 621. Similarly, Alabama Ethics Op. 2003-03 (2003) advises that a lawyer hired to defend the State Board of Education in a lawsuit filed by a County Board of Education may directly communicate with the members of the County Board to discuss settlement of the pending lawsuit without obtaining the consent or approval of the Board's attorney.

On the other hand, some authorities have enforced the "no-contact rule" where a lawyer has contacted government officials whose statements, acts or omissions may bind their governmental employer, for the purpose of developing evidence for use in litigation, or gaining useful admissions against interest. *United States v. Sierra Pac. Indus.*, 759 F. Supp.2d 1215, 1217 (E.D. Cal. 2011).

The bottom line is that a lawyer communicating with a represented government official must be communicating solely about some policy issue, even if the resolution of that policy issue directly affects or includes the settlement of the lawyer's client's matter. On the other hand, a

lawyer may not communicate with a represented government official for the purposes of gathering evidence unless the lawyer has the consent of the government lawyer or the communication is otherwise authorized by law, such as formal discovery procedures that might allow direct contact with a represented person. The fact that a communication begins with an appropriate and authorized purpose does not authorize further communication that is not permitted by Rule 4.2. A lawyer who engages in a communication about policy issues must terminate or redirect the communication if the communication crosses the line into improper evidence gathering.

THE GOVERNMENT OFFICIAL'S LEVEL OF AUTHORITY

Even if the purpose of an intended *ex parte* communication with a government official is to address a policy issue, ABA Formal Ethics Op. 97-408 requires that the communication be made with government officials having authority to take or recommend action in the matter. That is, the official must have the power to redress the client's grievances.

To appreciate the full context of ABA Formal Op. 97-408's level of authority requirement for the government contacts exception, it is helpful to consider Rule 4.2's application to organizations generally. Counsel for an organization, be it a corporation or government agency, cannot unilaterally claim that she represents all employees on current or future matters as a strategic device. North Carolina Ethics Op. 2005-5, at *2 (2006). For organizations, such as government agencies, the "no-contact" rule only applies to a few categories of employees considered the lawyer's clients because of their authority in the organization or their involvement or participation in the particular matter. *Id.*

Significantly, Rule 4.2 only applies to persons who may be regarded as the "alter ego" of the organization or who fall within the organization's "control group"—any employee who because of their status or position has the authority to bind the organization. See Comment [7] to Rule 4.2. Therefore, the level of authority requirement potentially affects only a narrow subset of government officials that were otherwise subject to the no-contact rule. A lawyer's communication with a low-ranking employee of a represented organization would not violate Rule 4.2 since that employee is not "represented by counsel." Therefore, it would be unnecessary to apply the government contact exception in that situation.

To satisfy the level of authority requirement, the government official must have the authority to decide the matter or policy question addressed in the communication, or to grant the remedy being sought by the contact. In other words, the government official must have the authority to take or recommend action on the policy matter at issue, or the ability to effectuate government policy on the matter. This inquiry is obviously fact-intensive. The safest course of action, especially when the communication is not directed at an elected or other high-level official within the government agency, is to conduct the necessary due diligence to confirm the identity of the individual who possesses the requisite level of authority to decide the matter at issue.

ADVANCE NOTICE OF THE PROPOSED COMMUNICATION

Finally, ABA Formal Ethics Op. 97-408 requires the lawyer representing a private party to provide the government's lawyer reasonable advance notice of her intent to communicate with such officials.

The committee concludes that the notice requirement of the ABA opinion is not based on the rule or comments, and is not uniformly accepted by state ethics committees or even the drafters of ABA Formal Op. 97-408. *See* Illinois Ethics Op. 13-09, at *4 (2013) (rejecting the notice requirement because "it is strictly a creation of the ABA's Opinion and is not mandated by Rule 4.2"); ABA Formal Ethics Op. 97-408, at 8 n. 12 (observing that several committee members drafting Formal Op. 97-408 believed that advance notice should be permissive, not mandatory). The conclusion of the committee is that, under the circumstances addressed in this opinion, communications with government officials are "authorized by law" under Rule 4.2, and the plain text of the rule and comments do not require advance notice to the government's lawyer for a lawyer making a communication that is authorized by law; however, the communicating lawyer must disclose her representational role if communicating on behalf of a client on a matter which is the subject of the representation. *See* Rule 4.3 (dealing with unrepresented persons).

While advance notice of the communication is not required, where uncertainty exists as to whether the intended *ex parte* communication falls within the government contacts exception, providing advance notice to opposing counsel may reduce the chances of provoking a court or disciplinary action if the communication is ultimately challenged. *See, e.g., United States ex rel.*

Lockyer, 490 F.Supp.2d at 1089 (finding that counsel's communication fell within the Rule 4.2 exception for communications with government officials, but suggesting that the "better practice" would have been for defense counsel to notify opposing counsel prior to initiating those communications).

CONCLUSION

The First Amendment and other law authorizes certain communications with represented government officials that would otherwise be prohibited by Rule 4.2. Accordingly, a lawyer who represents a client in a dispute with a government body may communicate directly with a represented government official if the purpose of the communication is to address a policy issue, and the government official has the authority to recommend or take action in the matter. The lawyer is not required to give notice to the government lawyer before having such a communication.

A Copy,

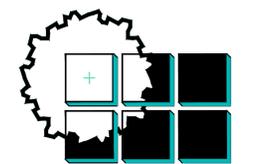
Teste:



Clerk

LEGEND

- | | |
|--|---|
| ① Existing Owner Residence/Check In | ⑱ Not Used |
| ② Existing Guesthouse Rooms | ⑳ Existing Woodland Forest w/ Hiking Trails |
| ③ Existing Pool/Decking & Gazebo | ㉑ Existing 14' Wide Gravel Roadway |
| ④ Existing Outdoor Kitchen Bar | ㉒ Not Used |
| ⑤ Existing Food Cafe | ㉓ Existing Lake Perimeter Access Trail |
| ⑥ Existing Hot Tub | |
| ⑦ Existing Outdoor Dining Terrace | |
| ⑧ Existing Bldg Conversion to Bathouse | |
| ⑨ Existing Covered Tent Site (384sf) | |
| ⑩ Existing Covered Tent Site (384sf) | |
| ⑪ Existing Covered Tent Site (384sf) | |
| ⑫ Existing Covered Tent Site (384sf) | |
| ⑬ Existing Boathouse/Fishing Equip | |
| ⑭ Existing Large Gazebo | |
| ⑮ Existing Small Gazebo | |
| ⑯ Existing Primitive Tent Camping Area | |
| ⑰ Not Used | |
| ⑱ Existing Gated Entry / Exit | |



Snead Associates, P.C.
 •Landscape Architecture•
 •Land Use Planning•
 8005 Creighton Parkway #703
 Mechanicsville, VA 23111
 Tel.(804)649-8500

<<REVISED>>

PRELIMINARY SITE PLAN FOR CONDITIONAL USE SUBMITTAL FOR CAMPGROUND

Zebulon's Grotto
 281 Roane Oak Trail
 King William, VA
 23086

TAX MAP# 29-72D

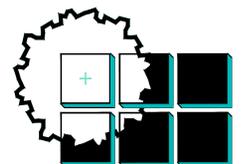
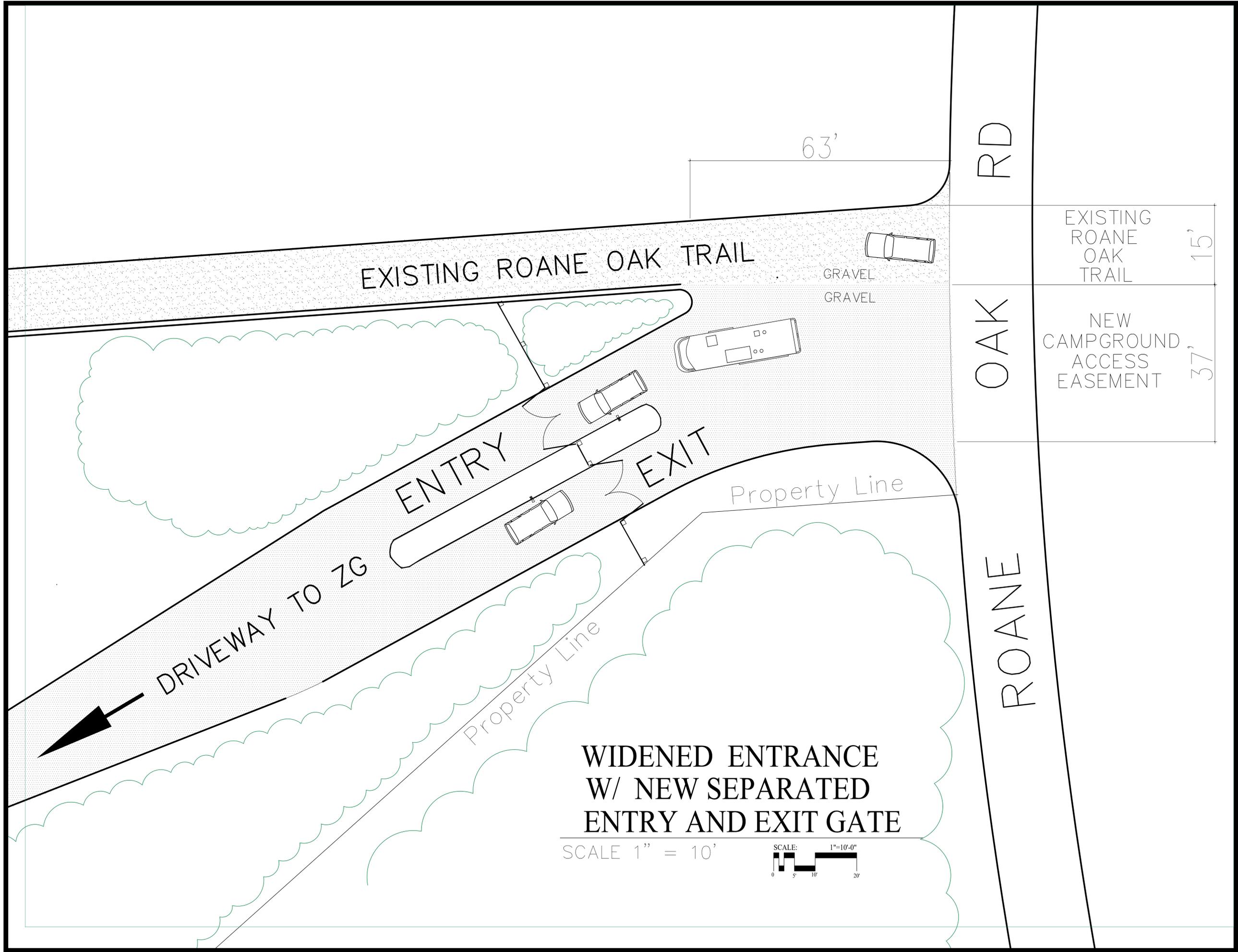
Revisions:

No.	Description	Date
1	Added Color to Bldgs	5/31/22
2	Widened Entrance Detail	6/7/22
3	Modified CUP Submittal	7/22/22

<<REVISED>> PRELIMINARY SITE PLAN

Date:	5-3-2022
Scale:	----
Designed By:	C.G. Snead
Drawn By:	C.G. Snead
Checked By:	C.G. Snead
Project Number:	----

Sheet Number:
 1 of 1



Snead Associates, P.C.
 • Landscape Architecture •
 • Land Use Planning •
 8005 Creighton Parkway #703
 Mechanicsville, VA 23111
 Tel.(804)649-8500

<<REVISED>>
**PRELIMINARY
 SITE PLAN
 FOR
 CONDITIONAL USE
 SUBMITTAL
 FOR
 CAMPGROUND**

Zebulon's Grotto
 281 Roane Oak Trail
 King William, VA
 23086

TAX MAP# 29-72D

Revisions:

No.	Description	Date

<<REVISED>>
**PRELIMINARY
 SITE PLAN**

Date: 7-25-2022
 Scale: -----
 Designed By: C.G. Snead
 Drawn By: C.G. Snead
 Checked By: C.G. Snead
 Project Number: -----

Sheet Number:
1 of 1

Commonwealth of Virginia

Application for: Sewage System Water Supply

VDH Use only	
Health Department ID#	_____
Due Date	_____

Owner Zebulon's Grotto Campground
Mailing Address 281 Roane Oak Trail
King William, VA 23086
Agent Theresa A. King; Koontz Bryant Johnson Williams
Mailing Address 7511 Whitepine Rd
N. Chesterfield, VA 23237
Site Address 281 Roane Oak Trail
King William, VA 23086

Phone 804-240-7823
Phone _____
Fax Charles.Snead428@gmail.com
Phone 804-541-1436
Phone 804-712-2906
Fax 804-541-1437
Email TKing@kbjwgroup.com

Directions to Property: _____
Subdivision _____ Section _____ Block _____ Lot _____
Tax Map 29-72D Other Property Identification _____ Dimension/Acreage of Property 35.8

Sewage System	
Type of Approval: Applicants for new construction are advised to apply for a certification letter to determine if land is suitable for a sewage system and to apply for a construction permit (valid for 18 months) only when ready to build.	
<input type="radio"/> Certification Letter <input checked="" type="radio"/> Construction Permit <input type="radio"/> Voluntary Upgrade <input type="radio"/> Repair Permit <input type="radio"/> Minor Modification	
Proposed Use:	
Single Family Home (Number of Bedrooms _____) Multi-Family Dwelling (Total Number of Bedrooms _____)	
Other (describe) <u>Campground Bathouse</u>	
Basement? <input type="radio"/> Yes <input checked="" type="radio"/> No Walk-out Basement? <input type="radio"/> Yes <input checked="" type="radio"/> No Fixtures in Basement <input type="radio"/> Yes <input checked="" type="radio"/> No	
Conditional permit desired? <input type="radio"/> Yes <input checked="" type="radio"/> No If yes, which conditions do you want?	
<input type="checkbox"/> Reduced water flow <input type="checkbox"/> Limited Occupancy <input type="checkbox"/> Intermittent or seasonal use <input type="checkbox"/> Temporary use not to exceed 1 year	
Do you wish to apply for a betterment loan eligibility letter? <input type="radio"/> Yes <input checked="" type="radio"/> No *There is a \$50 fee for determination of eligibility.	
Water Supply	
Will the water supply be <input type="radio"/> Public or <input checked="" type="radio"/> Private? Is the water supply <input checked="" type="radio"/> Existing or <input type="radio"/> Proposed?	
If proposed, is this a replacement well? <input type="radio"/> Yes <input type="radio"/> No If yes, will the old well be abandoned? <input type="radio"/> Yes <input type="radio"/> No	
Will any buildings within 50' of the proposed well be termite treated? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Well Type (e.g. domestic use, agricultural, irrigation, etc.) _____	
All Applicants	
Is this property intended to serve as your (owners) principal place of residence? <input checked="" type="radio"/> Yes <input type="radio"/> No	
All applications must be accompanied by private sector evaluations and designs, unless a petition for VDH services is approved. Is a Petition for Service form attached? <input type="radio"/> Yes <input checked="" type="radio"/> No	

In order for VDH to process your application for a sewage system you must attached a plat of the property and a site sketch. For water supplies, a plat of the property is recommended and a site sketch is required. The site sketch should show your property lines, actual and/or proposed buildings and the desired location of your well and/or sewage system. When the site evaluation is conducted the property lines, building location and the proposed well and sewage sites must be clearly marked and the property sufficiently visible to see the topography. I give permission to the Virginia Department of Health to enter onto the property described during normal business hours for the purpose of processing this application and to perform quality assurance checks of evaluations and designs certified by a private sector Onsite Soil Evaluator or Professional Engineer as necessary until the sewage disposal system and/or private water supply has been constructed and approved.

Theresa A. King
Signature of Owner/ Agent

7-22-2022
Date



**KOONTZ BRYANT
JOHNSON WILLIAMS**

**AOSE/PE Report For:
Construction Permit**

Location of Property: Zebulon's Grotto Campground
281 Roane Oak Trail, King William, VA 23086
Tax Map: 29-72D

Client Address:
Zebulon's Grotto Campground
c/o Charles Snead
281 Roane Oak Trail.
King William, VA 23086

Prepared by AOSE/PE
Theresa A. King #1464
Brent E. Johnson #1048/#53465

Date of Report: 7-22-2022

Health Dept. ID No. _____

Revision Date:

Job No.

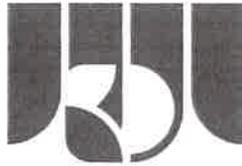
Contents/Index of this Report:

- Page 1: Cover Page as Required by VDH
- Page 2: Soil Evaluation Form
- Pages 3-4: Soil Profile Descriptions
- Page 5: Water Usage and Wastewater Characterization
- Pages 6-7: Abbreviated Designs
- Page 8: Construction Specifications
- Page 9: Notes for Contractor and Installer
- Page 10: Site Sketch
- Page 11: Construction Drawing



ENGINEERS CERTIFICATION STATEMENT

I hereby certify that the evaluations and/or designs contained herein are compliant with standard engineering practice and performance requirements established by the Virginia Department of Health. Furthermore, I certify that this design complies with horizontal setback requirements necessary to protect public health and the environment and reflect the degree of skill and care ordinarily exercised by licensed members of the engineering profession.



**KOONTZ BRYANT
JOHNSON WILLIAMS**

Date of Evaluation: 4/20/2022

Zebulon Campground – 281 Roane Oak Trl

Soil Profile Descriptions

Hole #	Horizon	Depth (in)	Description of color, texture, etc.	Texture Group
BH-1	A	0-18	10YR 5/4 yellowish brown; sandy loam; friable	Ila
	Bt	18-36	7.5YR 5/4 brown, light sandy clay loam, weak subangular blocky structure to friable	Ilb
	BC	36-60	7.5YR 5/8 strong brown, sandy loam, friable	Ila
BH-2	A	0-12	10YR 5/4 yellowish brown; sandy loam; friable	Ila
	Bt	12-38	7.5YR 5/8 strong brown, light sandy clay loam, weak subangular blocky structure	Ilb
	BC1	38-60	7.5YR 6/6 reddish yellow, sandy loam, friable	Ila
BH-3	A	0-18	10YR 5/4 yellowish brown; sandy loam; friable	Ila
	Bt	18-38	7.5YR 5/8 strong brown, light sandy clay loam, weak subangular blocky structure to friable	Ilb
	BC1	38-60	7.5YR 6/6 reddish yellow, sandy loam, friable	Ila





SOIL EVALUATION REPORT

Soil Profile Descriptions
Date of Evaluation: 6-30-2021

Hole #	Horizon	Depth (in)	Description of color, texture, etc.	Texture Group
BH4	A	0-18	7.5yr 5/4 loose Sandy Loam	II
	Bt1	18-38	7.5yr 5/8 light Sandy Clay Loam	II
	Bt2	38-60	7.5yr 6/6 loose Sandy Loam	II

- Existing primary and reserve appear to have been reversed in 1998. Bath house would not have been built on the reserve area. Area is mostly cleared. Bore hole in reserve confirms suitable.





Wastewater Characterization
Zebulon's Grotto Campground
Bathhouse and Laundry Facility

The following information is provided to accurately determine the water usage for the proposed bathhouse and laundry room and two (2) additional primitive camp sites located at Zebulon's Grotto at 281 Roane Oak Trail in King William County Virginia. There will be a total of four (4) sinks, four (4) showers, four (4) toilets and a laundry room. It should be noted that the nature of this venue is seasonal from May through October with intermittent use. Most guests are onsite Friday through Sunday during that period with weekday occupancy at 25%.

There is an existing septic system onsite that was permitted under HDID: 150-07-093, which is approved for a maximum daily flow of 600 gallons per day (gpd). This includes three (3) B&B rooms and two (2) primitive camp sites. The Bathhouse will service guests that are already using other facilities under the previous septic permit as well as two (2) new primitive camping sites with a maximum of two (2) guests each. Some of the wastewater load for the entire property will be handled under the previous permit and some overlap in facility use will occur.

To account for the two (2) new camping sites the drainfield will be sized for 450 gpd. Daily usage values for Factories & Office Buildings have been utilized from Table 5.1 in *Sewage Handling and Disposal Regulations*.

Septic tanks typically offer treatment of 40% -60% of BOD5. Wastewater concentrations will be residential strength or less at the point of dispersal and the proposed Conventional System is sufficient.

Please feel free to contact me with any questions regarding this wastewater characterization.
Sincerely,

Brent E. Johnson, PE #53465/AOSE #1048
Professional Engineer/Soil Evaluator





Drainfield Design Calculations

Property ID: Tax Map 29-72D
Applicant: Zebulon's Campground
c/o Charles Snead
Location: 281 Roane Oak Trail
King William, VA 23086

Date: 7-22-2022

Design Criteria: Primary: Type I – Conventional System with Trench Dispersal

Use:	Bathhouse
Average Daily Flow:	450 gpd
Estimated Percolation Rate:	25 mpi
System Type (Gravity/Pump):	Gravity
Reserve Area Required:	Yes 100%

Area Calculations: Primary

Length of area required:	65 feet
Length of area available:	65 feet
Width of area required:	21 feet
Width of area available:	21 feet
Total square footage required:	711 ft ² with 25% reduction = 533 ft ²
Total square footage available:	585 ft ²

Three (3) Trenches at 65' Long x 3' Wide at a depth of 42" below grade with 9' centers.

Reduction taken pursuant to GMP 2016-01

EZ Flow 1203H-GEO to be used (**Infiltrator Chambers, Quick 4, etc. cannot be substituted**)



Abbreviated Reserve Design: Tertiary: TL-3 Pad system with Low pressure distribution

Use:	Commercial – Bath-house	
Average Daily Flow:	450 gpd	
Estimated Percolation Rate:	25 mpi	Design HLR = 0.67
System Type (Gravity/Pump):	Gravity	
Reserve Area Required:	Yes 100%	

Area Calculations: Primary

Length of area required:	40 feet
Length of area available:	40 feet
Width of area required:	20 feet
Width of area available:	20 feet
Total square footage required:	$450 \text{ GPD} / 0.67 = 672 \text{ ft}^2$
Total square footage available:	800 ft ²

40' Long x 20' Wide Gravel Pad with Low Pressure Distribution

Note: By accepting this report, the customer acknowledges that soil descriptions are an inexact science and septic systems are prone to failure from several different sources beyond our control and that liability does not necessarily follow such failure. The customer also acknowledges by acceptance of this report that the maximum liability of Koontz Bryant Johnson Williams is the amount of payment for our services.



**KOONTZ BRYANT
JOHNSON WILLIAMS**

**Onsite Sewage Disposal
System Construction Specifications**

Applicant: Zebulon's Grotto Campground Phone: 804-240-7823
Address: 281 Roane Oak Trail
King William, VA 23086
Tax Map: 29-72D

Design Notes: PRIMARY SYSTEM

Water Supply: Existing Well

Building Sewer: 4" I.D. SCH 40 PVC or Equivalent
Slope: 1.25" per 10' (minimum) cleanouts at 50' to 60' intervals

Septic Tank: (1) 1000-gallon Precast Concrete Septic Tank with Inspection Port

Pump Required: N/A

Conveyance Method: 4" Schedule 40 PVC Gravity Main

Distribution Box: Precast Concrete with 6 ports minimum

Header Lines: 4" I.D. 1500# crush or equivalent; Lines Shall extend 2' into trench
Slope: 2" per 100' (minimum)

Percolation Lines: 4" Perforated plastic 1000lb per foot bearing load or equivalent
Slope: 2" to 4" per 100'

Number of Laterals: Three **Depth of Laterals:** 42" Below Grade

Lateral Length: 65' **Lateral Width:** 3'

Center to Center Spacing: 9 feet

Gravelless Absorption Media: EZ Flow 1203H-GEO

No substitutions



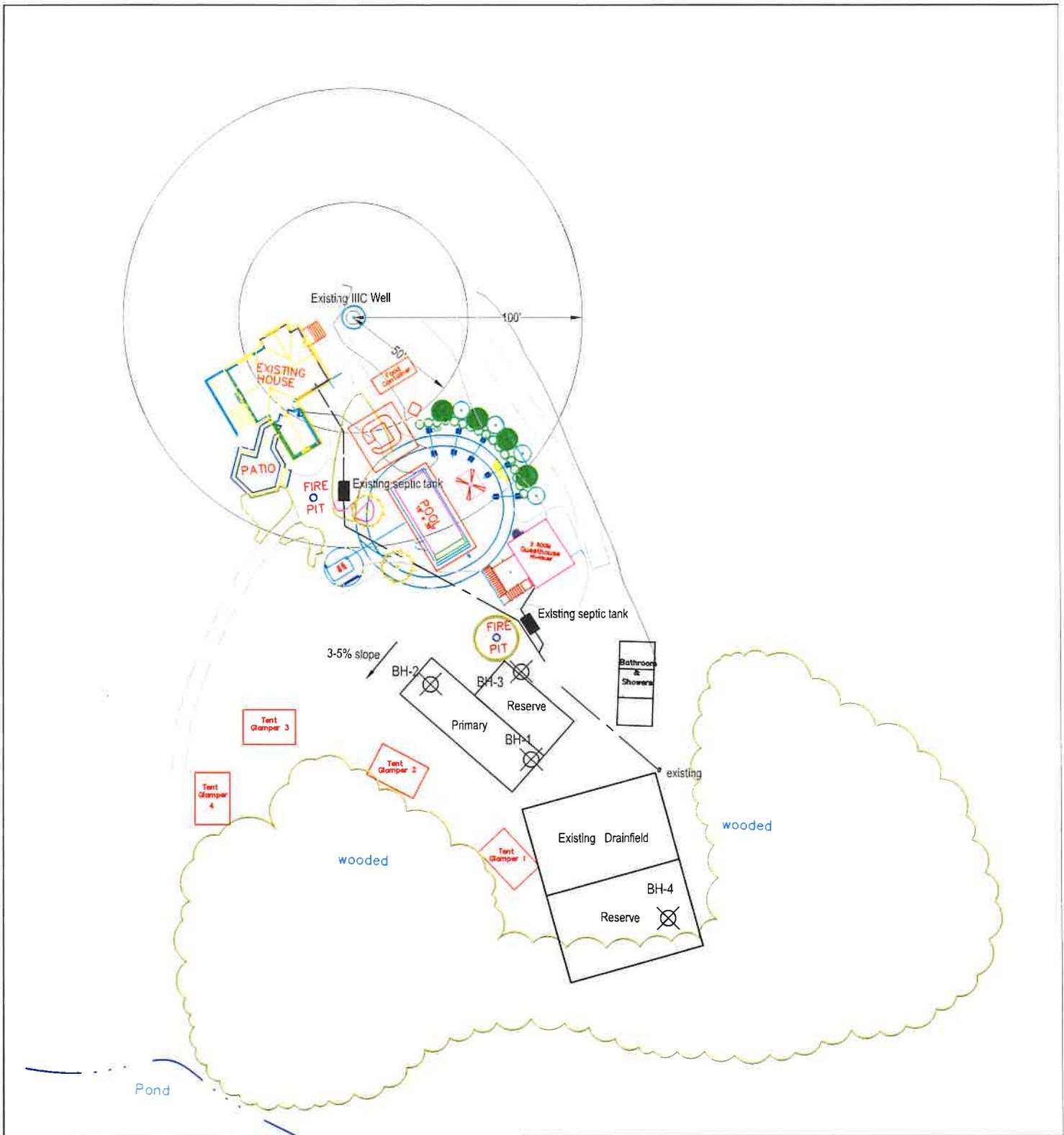
IMPORTANT NOTES:

Drainfield Installer:

Drainfield installer shall be a licensed Commonwealth of Virginia Contractor with a sub license from the Wastewater Works Operators Board for installation of onsite sewage disposal systems. Inspection requests must be called in a minimum of 48 hours prior to the time and date of inspection. The drainfield installer is responsible for payment to Koontz Bryant Johnson Williams of the inspection fee of **\$400.00** at the time of the inspection. This inspection fee applies to all inspections needed until the drainfield is deemed satisfactory and the completion statement can be issued to the local health department. The completion statement will not be issued until the inspection fee is paid in full. The drainfield installer is required to have an "As Built" drawing prepared at the time of inspection.

Building Contractor:

This permit is void if any detrimental changes occur to the area evaluated for the drainfield and reserve areas. This permit is also void if the house location interferes with the proposed well or drainfield/reserve locations. Do not allow underground utilities to be buried within 10' of the drainfield or reserve areas.



This site sketch includes existing and/or proposed property lines, primary and reserve drainfield locations, proposed building locations, driveway, and soil evaluation borings. A sanitary survey of all property within 200' of the septic components has been completed. Any pertinent features found are illustrated on this sketch.

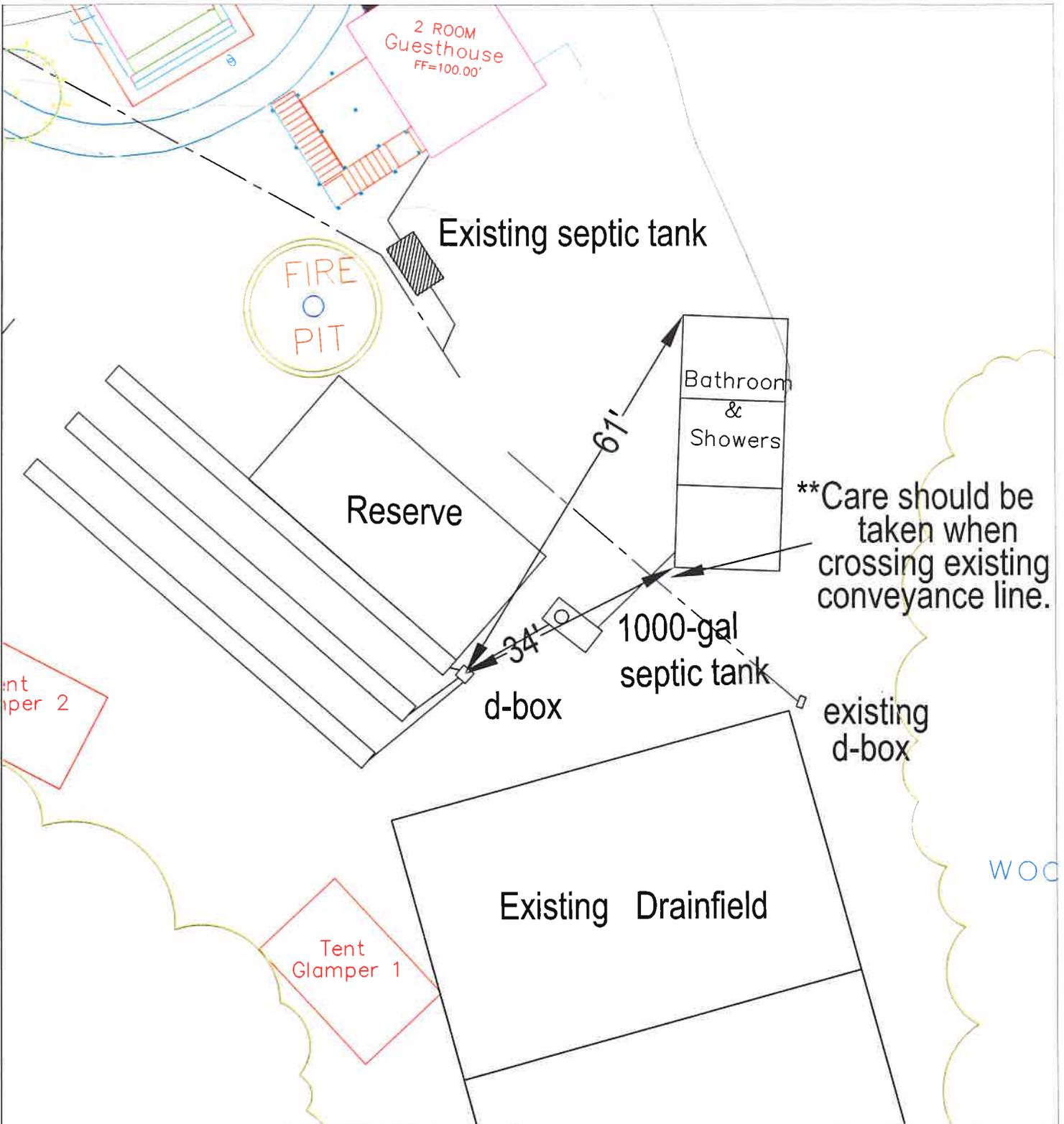
Site Sketch
281 Roane Oak Trail

Date:
07-22-2022

Scale:
1" = 60'



7511 Whitepine Road
N. Chesterfield, MO 63007
Page 12 of 17



Notes:

- (1) 1000-gal concrete septic tank with insp port
- (1) 6-port min concrete d-box
- (3) 65' x 3' trenches on contour installed
42" below grade on 9' centers
using EZ Flow 1203H

DO NOT INSTALL IN WET WEATHER

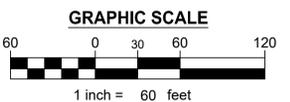
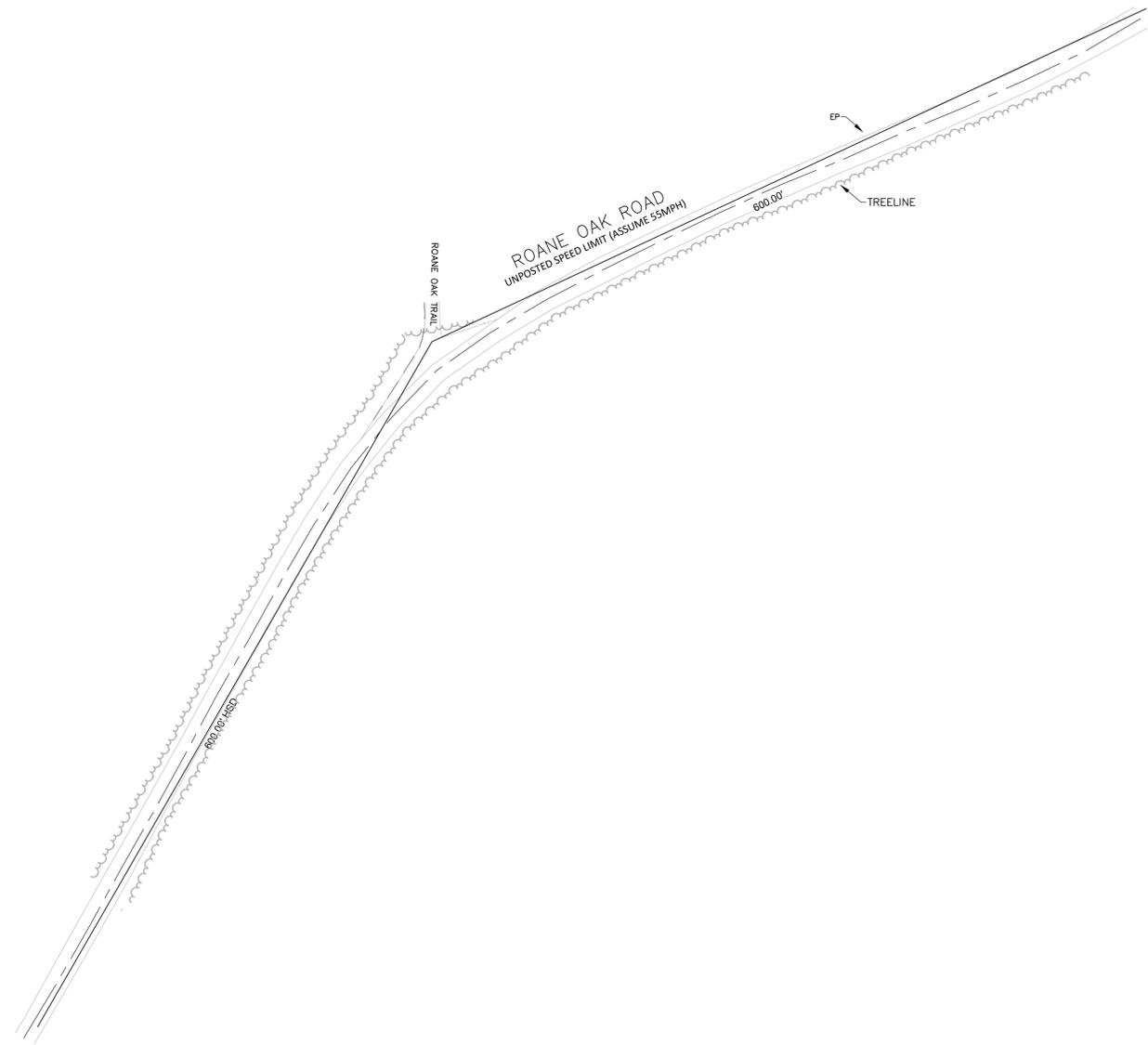
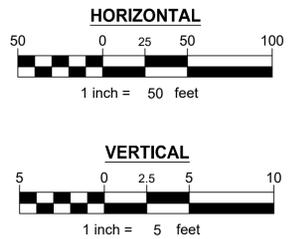
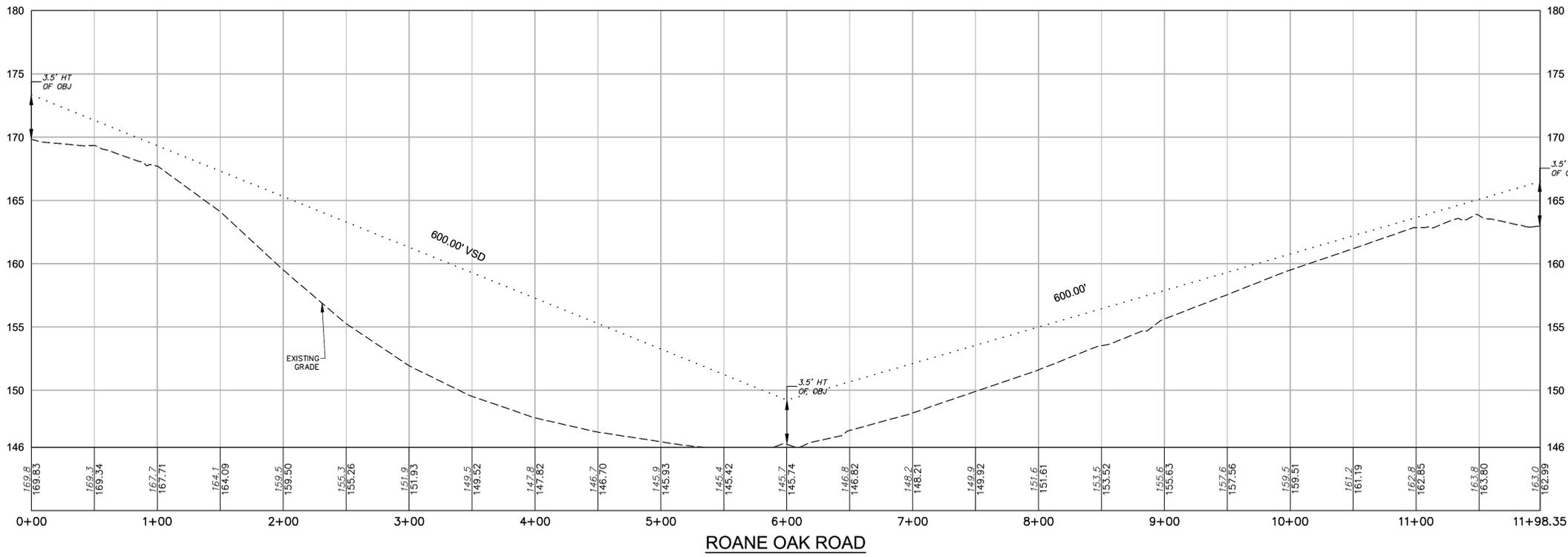
Construction Drawing
281 Roane Trail

Date:
7-22-2022

Scale:
1"= 20'



7511 Whitepine Road
N Chesterfield, VA 23237
Page 11 of 11



**KOONTZ BRYANT
JOHNSON WILLIAMS**
1703 N. Parham Rd. Suite 202
Henrico, Va 23229
(804) 740-9200
FAX (804) 740-7338
www.KBJWgroup.com

DRAFT

NO.	DATE	REVISIONS DESCRIPTION	POST APPROVAL

DESIGNED XXXX	DRAWN XXXX	CHECKED
------------------	---------------	---------

ZEBULONS GROTTO
XXXXXX MAGISTERIAL DISTRICT XXXXXX COUNTY, VIRGINIA

SITE DISTANCE

SCALE:
DATE: XXXX
PROJECT: 22099-001

####

Zebulon's Grotto - Visual Traffic Reporting

Roane Oak Road & Roane Oak Trail

July 2022

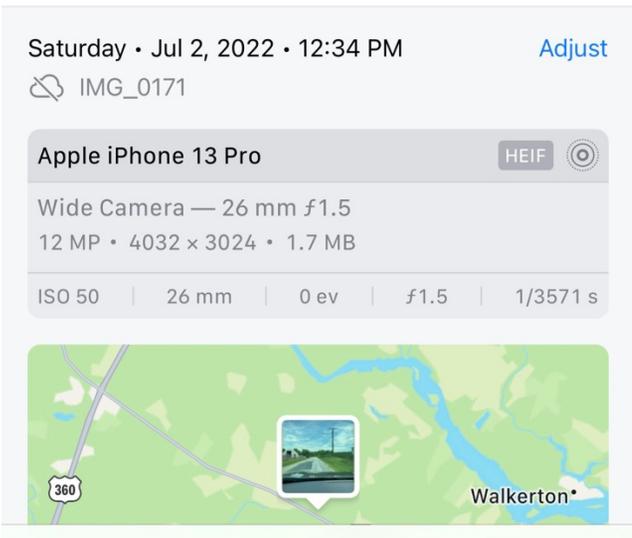
Dates & Times Recorded:

- **Sat 7/02/22 (12:34pm, 1:34pm, 3:06pm, 7:47pm)**
- **Sun 7/03/22 (9:04am, 10:30am, 5:10pm)**
- **Mon 7/04/22 (9:00am)**
- **Sat 7/09/22 (11:43am)**
- **Sat 7/16/22 (11:49am, 4:03pm)**
- **Sun 7/17/22 (9:30am, 9:47am)**

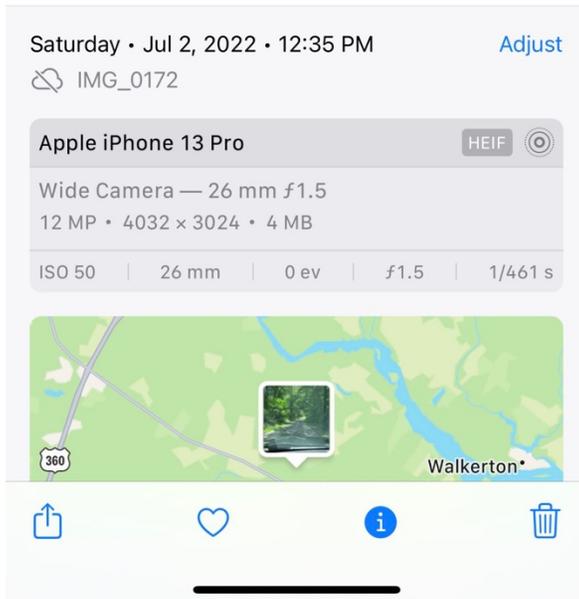
Saturday, July 2, 2022
12:34 PM – Sat. Jul 2, 2022



Roane Oak Road near Route 30



Roane Oak Road approaching Roane Oak Trail



1:34 PM – Sat. Jul 2, 2022



Roane Oak are and Rt 30

 **Look Up** – Landmark >

Saturday • Jul 2, 2022 • 1:34 PM [Adjust](#)

 IMG_0176

Apple iPhone 13 Pro HEIF 

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 2.4 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/4115 s



Walkerton*



Roane Oak Rd and Roane Oak Trail

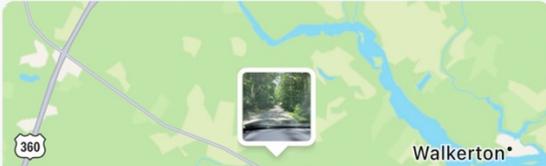
Saturday • Jul 2, 2022 • 1:35 PM [Adjust](#)

 IMG_0177

Apple iPhone 13 Pro HEIF 

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 4 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/427 s



Walkerton*

3:06 PM – Sat. Jul 2, 2022



Roane Oak Rd and Rt 30

Saturday • Jul 2, 2022 • 3:06 PM [Adjust](#)

📷 IMG_0181

Apple iPhone 13 Pro HEIF

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 2.9 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/4274 s

📌 ❤️ ⓘ 🗑️



Roane Oak Rd and Roane Oak Trail

Saturday • Jul 2, 2022 • 3:06 PM [Adjust](#)

📷 IMG_0182

Apple iPhone 13 Pro HEIF

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 4.9 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/687 s

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7:47 PM – Sat. Jul 2, 2022



Roane Oak Rd & Rt 30

 **Look Up** – Landmark >

Saturday • Jul 2, 2022 • 7:47 PM [Adjust](#)

 IMG_0190

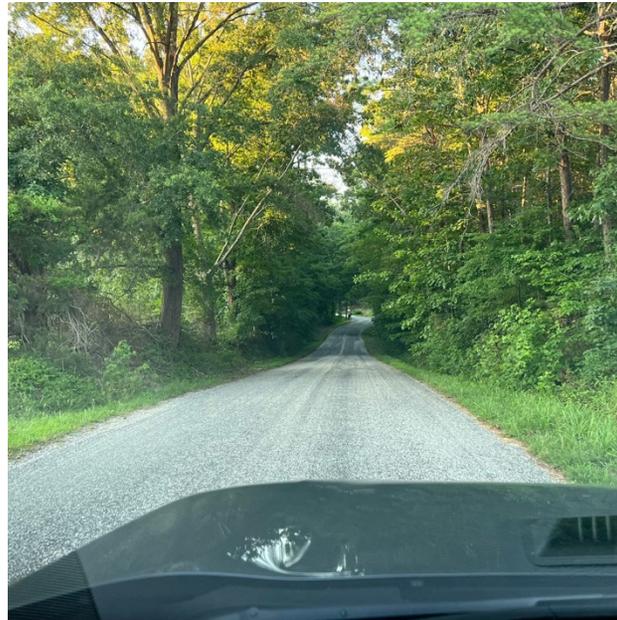
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Roane Oak Rd & Roane Oak Trail

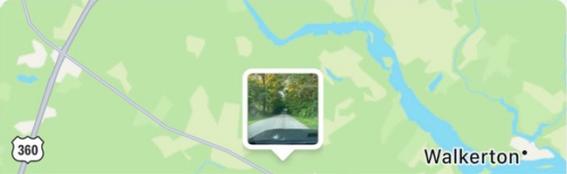
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 IMG_0191

Apple iPhone 13 Pro HEIF 

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12 MP • 4032 × 3024 • 4.6 MB

ISO 125 | 26 mm | 0 ev | f1.5 | 1/107 s



Sunday, July 3, 2022
9:04 AM – Sunday, July 3, 2022



Add a Caption

Look Up – Landmark >

Sunday • Jul 3, 2022 • 9:04 AM Adjust

IMG_0195

Apple iPhone 13 Pro HEIF 📷

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 2.3 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/5882 s



Vehicle is not ZG customer.
Vehicle is from further down
Roane Oak Road, past the
Roane Oak Trail entrance

On coming vehicle is from further down Roane
Oak Road (not from ZG)

Sunday • Jul 3, 2022 • 9:05 AM Adjust

IMG_0196

Apple iPhone 13 Pro HEIF 📷

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 4.2 MB

ISO 64 | 26 mm | 0 ev | f1.5 | 1/158 s

10:30 AM – Sunday, July 3, 2022



Add a Caption

Sunday • Jul 3, 2022 • 10:27 AM [Adjust](#)

IMG_0197

Apple iPhone 13 Pro HEIF

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 2.2 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/8000 s

Walkerton*

Share, Heart, Info, Delete icons



Add a Caption

Sunday • Jul 3, 2022 • 10:27 AM [Adjust](#)

IMG_0198

Apple iPhone 13 Pro HEIF

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 3.7 MB

ISO 40 | 26 mm | 0 ev | f1.5 | 1/156 s

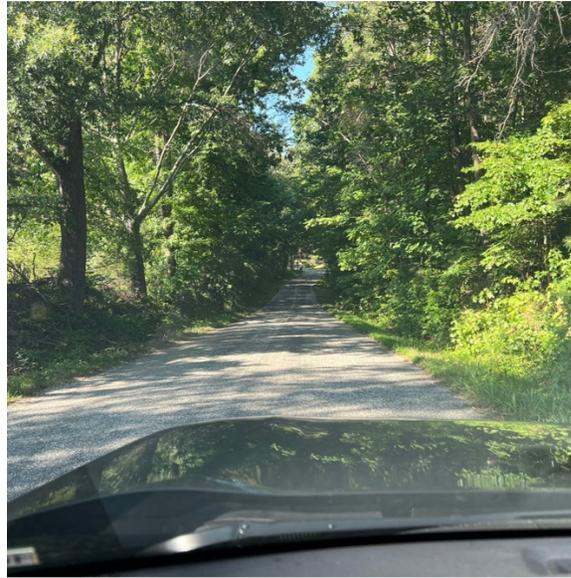
Walkerton*

Share, Heart, Info, Delete icons

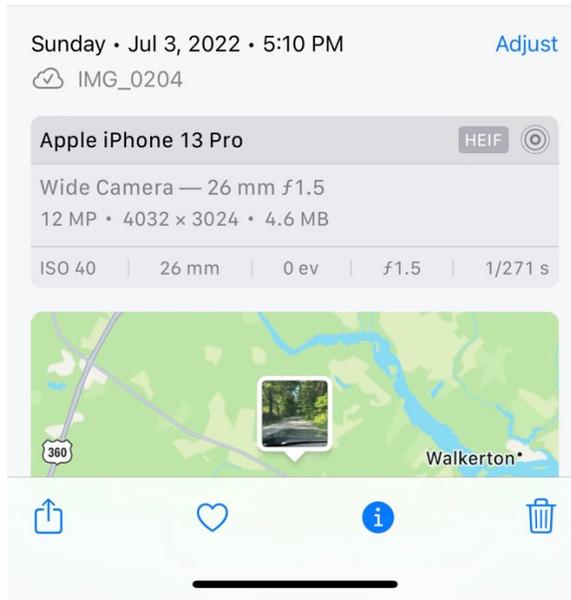
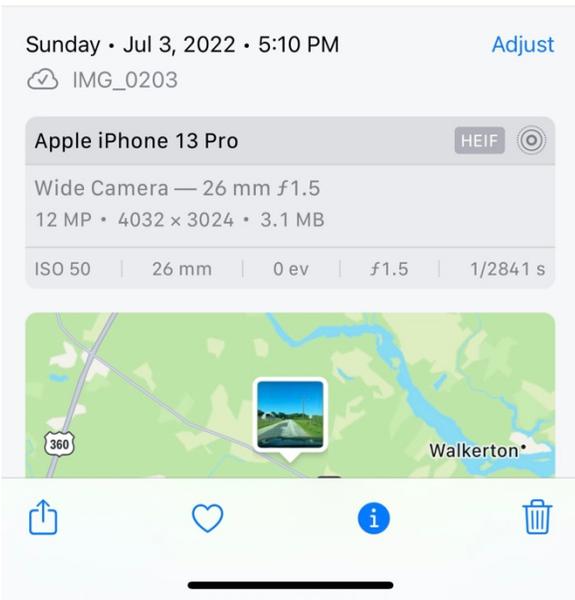
5:10 PM – Sunday, July 3, 2022



Roane Oak Rd at Rt 30

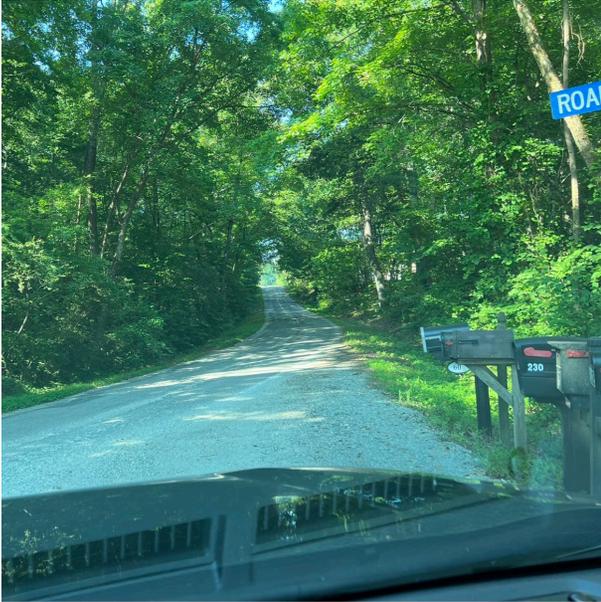


Roane Oak Rd prior to Roane Oak Trail

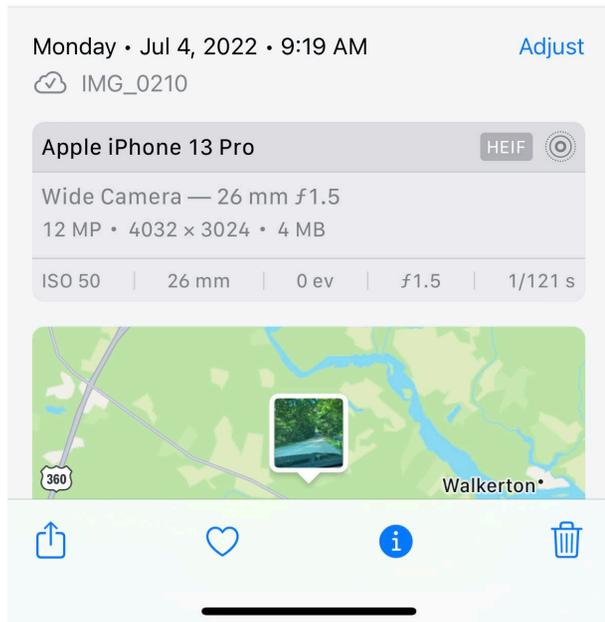


Monday, July 4, 2022

9:00 AM – Mon., July 4, 2022



Roane Oak Road & Roane Oak Trail



Saturday July 9, 2022

11:43 AM – Sat., July 9, 2022



Add a Caption

Look Up – Landmark >

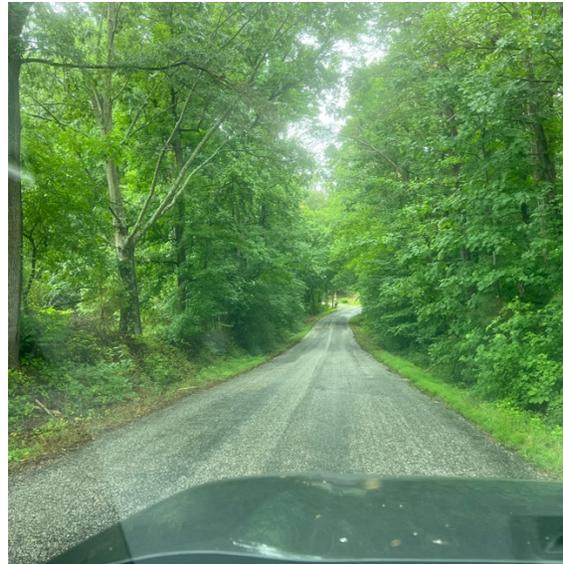
Saturday • Jul 9, 2022 • 11:43 AM [Adjust](#)

IMG_0233

Apple iPhone 13 Pro HEIF

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 2 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/2252 s



Roane Oak Road & Roane Oak Trail

Saturday • Jul 9, 2022 • 11:43 AM [Adjust](#)

IMG_0234

Apple iPhone 13 Pro HEIF

Wide Camera — 26 mm f1.5
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ISO 80 | 26 mm | 0 ev | f1.5 | 1/121 s

Saturday, July 16, 2022
11:49 AM – Sat., July 16, 2022



Roane Oak Road at Rt 30

Saturday • Jul 16, 2022 • 11:49 AM [Adjust](#)
📌 IMG_0293

Apple iPhone 13 Pro HEIF

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 2.4 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/5319 s

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Roane Oak Rd & Roane Oak Trail

Saturday • Jul 16, 2022 • 11:49 AM [Adjust](#)
📌 IMG_0294

Apple iPhone 13 Pro HEIF

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 4 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/445 s

📌 ❤️ ⓘ 🗑️

4:03 PM – Sat., July 16, 2022



Roane Oak Rd & Roane Oak Trail

Saturday • Jul 16, 2022 • 4:03 PM

[Adjust](#)

📷 IMG_0296

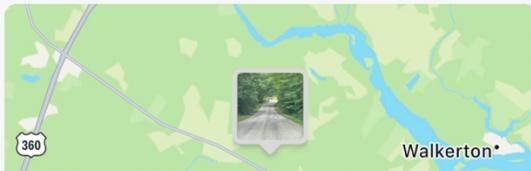
Apple iPhone 13 Pro

HEIF

Telephoto Camera — 77 mm f2.8

12 MP • 4032 × 3024 • 3.6 MB

ISO 250 | 77 mm | 0 ev | f2.8 | 1/90 s



Sunday, July 17, 2022
9:30 AM – Sun., Jul 17, 2022



Roane Oak Trail & Roane Oak Rd

Sunday • Jul 17, 2022 • 9:30 AM [Adjust](#)

📁 IMG_0298

Apple iPhone 13 Pro HEIF 📷

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 5.1 MB

ISO 50 | 26 mm | 0 ev | f1.5 | 1/377 s

📌 ❤️ ⓘ 🗑️



Roane Oak Rd at Rt 30

Sunday • Jul 17, 2022 • 9:34 AM [Adjust](#)

📁 IMG_0299

Apple iPhone 13 Pro HEIF 📷

Wide Camera — 26 mm f1.5
12 MP • 4032 × 3024 • 2.9 MB

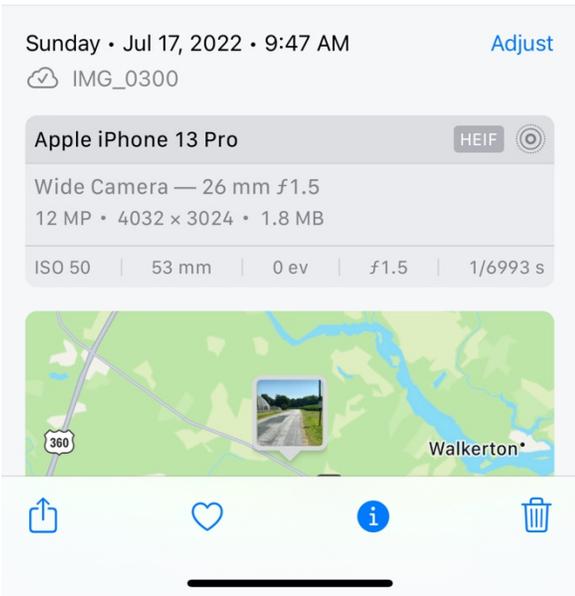
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📌 ❤️ ⓘ 🗑️

9:47 AM – Sun., Jul 17, 2022

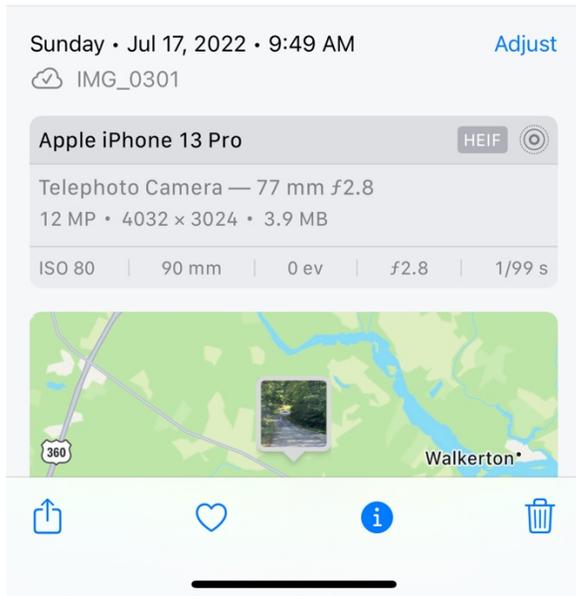


Roane Oak Road at Rt 30



Vehicle in picture is not ZG customer. Appeared to be a gov't vehicle.

Roane Oak Road & Roane Oak Trail



DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number	CAD18-010259		Nature Code	LOUD - DISTURBANCE/NOISE/MUSIC		Sub-Nature Code		
	Agency	KWSO - KING WILLIAM SHERIFF'S OFFICE		Group	KWSO - KING WILLIAM SHERIFF'S OFFICE		Response Code		
	Time	06-23-2018 00:01:49	CALL TAKER	S828	CALL TAKER WORKSTATION	KWSO-DISP1		Class of Service	P
	DISPATCHED DATE/TIME	06-23-2018 00:32:29	DISPATCHER	S828	DISPATCHER WORKSTATION	KWSO-DISP1		Origin Code	
	CLEARED DATE/TIME	06-23-2018 00:55:34	CLEARED USER	0560	CLEARED WORKSTATION	KWSO-DISP3		PRIORITY	LAW2 - 2
CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION			Disposition Code	UTL - UNABLE TO LOCATE	

Address	ADDRESS	281 ROANE OAK TRL, KING WILLIAM, VA 23086				Override	FALSE	TOWNSHIP		
	LOCATION NOTES							Subdivision		
	CROSS STREET 1	ROANE OAK RD		CROSS STREET 2	DEAD END		LATITUDE	37.728336708172	LONGITUDE	-77.082662
	ESN	GEO CODE	DOT #	MAP PAGE	46	HYDRANT	MILE POST	PLACE		

RESPONSES	Police SubBeat	4B	Police Beat	KWSO4	Police Other		PD JURISDICTION	KING WILLIAM SO	
	Fire SubDistrict	7-1-3	Fire District	CO7 - WALKERTON COMM	FD JURISDICTION	WALKERTON FD			RESPONSE
	EMS	6-1-3		METHOD		EPD	EFD	EMD	

PERSON 1	NAME						TYPE	PC	Origin Code	T - 10-DIGIT CALL
	ADDRESS	ROANE OAK TRL, KING WILLIAM, VA 23086								
	DATE OF BIRTH	SSN	Sex	HEIGHT	HAIR	PHONE 2				
	DL STATE	DL #	Race	WEIGHT	EYES	CONTACT METHOD				
	PERSON NOTES									
	PERSON LOCATION NOTES									

NOTE 06-23-2018 00:02:36 S828 KWSO-DIS LOUD MUSIC FROM A PARTY/DJ
 NOTE 06-23-2018 00:55:23 0560 KWSO-DIS PER U214 APPEARS THE PARTY IS OVER AND NO NOISE OCCURING AT THIS TIME

CALL DESCRIPTION

AGENCY	UNIT		OFFICER												
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	
KWSO			101		101 - WILLIAMS, MICHAEL W										
	00:32:29	00:32:35	00:50:09											00:55:28	
KWSO			214		214 - ELLIS, WADE S										
	00:32:33	00:32:37	00:50:07											00:55:32	

AGENCY	UNIT	Report Number	AUTHOR	TYPE	SYSTEM	DATE CREATED	RI

ORTS

King William General District Court



Traffic/Criminal Case Details

King William General District Court

- Name Search
- Case Number Search
- Hearing Date Search
- Service/Process Search

- Name Search
- Case Number Search
- Hearing Date Search
- Service/Process Search

Case/Defendant Information

Case Number : GC20000350-00	Filed Date : 03/18/2020	Locality : COMMONWEALTH OF VA
Name : SNEAD, CHARLES G	Status : Released On Summons	Defense Attorney :
Address : KING WILLIAM, VA 23086	AKA1 :	AKA2 :
Gender : Male	Race : Black	DOB : 04/28/****

Charge Information

Charge : TRESPASS AFTER FORBIDDEN		
Code Section : 18.2-119	Case Type : Misdemeanor	Class : 1
Offense Date : 03/12/2020	Arrest Date :	Complainant : DANUSER, DEP L M
Amended Charge :	Amended Code :	Amended Case Type :

Hearing Information

Date	Time	Result	Hearing Type	Courtroom Plea	Continuance Code
06/18/2020	11:00 AM	Finalized	Adjudicatory	Not Guilty	
04/16/2020	09:00 AM	Continued	Arraignment		Agreement

Service/Process

Disposition Information

Final Disposition : Not Guilty		
Sentence Time : 00Months 00Days 00Hours	Sentence Suspended Time : 00Months 00Days 00Hours	
Probation Type :	Probation Time : 00Years 00Months 00Days	Probation Starts :
Operator License Suspension Time : 00Years 00Months 00Days	Restriction Effective Date :	
Operator License Restriction Codes :		

Fine :	Costs :	Fine/Costs Due :
Fine/Costs Paid :	Fine/Costs Paid Date :	VASAP :

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[Judicial Branch Agencies](#) | [Programs](#)

Build #: 6.2.1.3

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD19-008429				Nature Code INFO - INFORMATION ONLY				Sub-Nature Code						
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE				Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code						
	Time 06-01-2019 13:48:28		CALL TAKER P024		CALL TAKER WORKSTATION KWSO-DISP2		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 06-01-2019 13:57:56		DISPATCHER P024		DISPATCHER WORKSTATION KWSO-DISP2		Origin Code W - WIRELESS 9-1-1 CALL								
	CLEARED DATE/TIME 06-01-2019 14:34:17		CLEARED USER P024		CLEARED WORKSTATION KWSO-DISP2		PRIORITY LAW3 - 3								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code ADV - ADVICE GIVEN								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086								Override FALSE		TOWNSHIP				
	LOCATION NOTES										Subdivision				
	CROSS STREET 1 ROANE OAK RD				CROSS STREET 2 DEAD END				LATITUDE 37.728336708172		LONGITUDE -77.0826627402695				
	ESN 00999		GEO CODE		DOT #		MAP PAGE 46		HYDRANT		MILE POST PLACE				
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMM		FD JURISDICTION WALKERTON FD		RESPONSE		LEVEL						
	EMS 4-3-2		METHOD		EPD		EFD		EMD						
PERSON 1	NAME EINARSSON, VICTOR						TYPE PC		Origin Code W - WIRELESS 9-1-1 CALL						
	ADDRESS [REDACTED] ROANE OAK TRL, KING WILLIAM, VA 23086														
	DATE OF BIRTH		SSN		Sex		HEIGHT		HAIR		PHONE 2				
	DL STATE		DL #		Race		WEIGHT		EYES		CONTACT METHOD				
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE 06-01-2019 13:57:22 P024 KWSO-DIS COMPLAINANT ADVISED THERE ARE TWO NAKED MALES IN THE FRONT YARD OF THIS LOCATION AND HE IS OFFENDED.														
	NOTE 06-01-2019 14:14:36 P024 KWSO-DIS U113 ADVISED THE OWNER SAID TWO NEW GENTLEMEN MAY HAVE UNDRESSED ON THE WRONG SIDE OF THE TREES. HE ADDRESSED IT IMMEDIATELY WHEN IT HAPPENED.														
	NOTE 06-01-2019 14:20:11 P024 KWSO-DIS U113 CALLED COMPLAINANT BACK AND ADVISED														
DISPATCHED UNITS	AGENCY		UNIT			OFFICER									
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		113			113 - MUMFORD, CAMERON R									
	13:57:56	13:57:59	14:16:30											14:34:17	36
REPORTS	AGENCY	UNIT	Report Number			AUTHOR			TYPE		SYSTEM	DATE CREATED		RPT CANC	

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD18-019452		Nature Code CIVILI - CIVIL ISSUE				Sub-Nature Code								
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE		Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code								
	Time 11-28-2018 15:11:15		CALL TAKER 0537		CALL TAKER WORKSTATION KWSO-DISP2		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 11-28-2018 15:16:45		DISPATCHER 0537		DISPATCHER WORKSTATION KWSO-DISP2		Origin Code								
	CLEARED DATE/TIME 11-28-2018 16:28:52		CLEARED USER B874		CLEARED WORKSTATION KWSO-DISP2		PRIORITY LAW1 - 1								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code ADV - ADVICE GIVEN								
	Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						OVERRIDE FALSE		TOWNSHIP					
LOCATION NOTES						Subdivision									
CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.728336708172		LONGITUDE -77.0826627402695							
ESN		GEO CODE		DOT #	MAP PAGE 46	HYDRANT	MILE POST	PLACE							
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMMU		FD JURISDICTION WALKERTON FD				RESPONSE	LEVEL					
	EMS 6-1-3		METHOD		EPD	EFD	EMD								
PERSON 1	NAME SNEAD, CHARLES						TYPE PC		Origin Code T - 10-DIGIT CALL						
	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						PHONE 1 804-240-7823								
	DATE OF BIRTH		SSN		Sex	HEIGHT	HAIR	PHONE 2							
	DL STATE	DL #	Race		WEIGHT	EYES	CONTACT METHOD								
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE 11-28-2018 15:16:31 0537 KWSO-DIS CALLER ADVISED HIS NEIGHBOR HAS A GAME CAMERA POINTED DOWN HIS DRIVEWAY. CALLER BELIEVES THIS IS AN INVASION OF HIS PRIVACY.														
	NOTE 11-28-2018 16:12:37 0583 KWSO-DIS U113 WILL BE EN ROUTE TO CHECK THE LOCATION OF THE CAMERA...NEC														
	NOTE 11-28-2018 16:26:24 0583 KWSO-DIS CAMERA IS POINTING TO THE DRIVEWAY AND NOT THE RESIDENCE...NEC														
	NOTE 11-28-2018 16:28:46 B874 KWSO-DIS U113 SPOKE W/ COMPLAINANT AND ADVISE WAS GIVEN...KB														
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTS	AVL ON SCENE	IN QRTS	CLEAR	MINS
	KWSO		113		113 - MUMFORD, CAMERON R										
	15:16:45	16:15:34	16:23:42											16:28:50	72
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD18-010259		Nature Code LOUD - DISTURBANCE/NOISE/MUSIC				Sub-Nature Code								
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE		Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code								
	Time 06-23-2018 00:01:49		CALL TAKER S828		CALL TAKER WORKSTATION KWSO-DISP1		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 06-23-2018 00:32:29		DISPATCHER S828		DISPATCHER WORKSTATION KWSO-DISP1		Origin Code								
	CLEARED DATE/TIME 06-23-2018 00:55:34		CLEARED USER 0560		CLEARED WORKSTATION KWSO-DISP3		PRIORITY LAW2 - 2								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code UTL - UNABLE TO LOCATE								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						OVERRIDE FALSE		TOWNSHIP						
	LOCATION NOTES						Subdivision								
	CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.728336708172		LONGITUDE -77.0826627402695						
	ESN		GEO CODE		DOT #	MAP PAGE 46	HYDRANT	MILE POST	PLACE						
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMM		FD JURISDICTION WALKERTON FD				RESPONSE	LEVEL					
	EMS 6-1-3			METHOD		EPD	EFD	EMD							
PERSON 1	NAME						TYPE PC	Origin Code T - 10-DIGIT CALL							
	ADDRESS [REDACTED] ROANE OAK TRL, KING WILLIAM, VA 23086						[REDACTED]								
	DATE OF BIRTH		SSN	Sex	HEIGHT	HAIR	PHONE 2								
	DL STATE	DL #	Race	WEIGHT	EYES	CONTACT METHOD									
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE 06-23-2018 00:02:36 S828 KWSO-DIS LOUD MUSIC FROM A PARTY/DJ														
	NOTE 06-23-2018 00:55:23 0560 KWSO-DIS PER U214 APPEARS THE PARTY IS OVER AND NO NOISE OCCURING AT THIS TIME														
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		101		101 - WILLIAMS, MICHAEL W										
	00:32:29	00:32:35	00:50:09											00:55:28	23
	KWSO		214		214 - ELLIS, WADE S										
00:32:33	00:32:37	00:50:07											00:55:32	23	
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD18-010307			Nature Code LOUD - DISTURBANCE/NOISE/MUSIC				Sub-Nature Code							
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE			Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code							
	Time 06-23-2018 22:33:05		CALL TAKER 0560		CALL TAKER WORKSTATION KWSO-DISP1		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 06-23-2018 22:34:43		DISPATCHER 0560		DISPATCHER WORKSTATION KWSO-DISP1		Origin Code								
	CLEARED DATE/TIME 06-23-2018 23:41:46		CLEARED USER S828		CLEARED WORKSTATION KWSO-DISP2		PRIORITY LAW2 - 2								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code ADV - ADVICE GIVEN								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						Override FALSE		TOWNSHIP						
	LOCATION NOTES						Subdivision								
	CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.728336708172		LONGITUDE -77.0826627402695						
	ESN		GEO CODE		DOT #	MAP PAGE 46	HYDRANT	MILE POST		PLACE					
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMM		FD JURISDICTION WALKERTON FD			RESPONSE		LEVEL					
	EMS 6-1-3			METHOD		EPD	EFD	EMD							
PERSON 1	NAME MASON, LISA						TYPE PC		Origin Code T - 10-DIGIT CALL						
	ADDRESS [REDACTED] ROANE OAK TRL, KING WILLIAM, VA 23086														
	DATE OF BIRTH		SSN	Sex F	HEIGHT	HAIR	PHONE 2								
	DL STATE	DL #	Race	WEIGHT 0	EYES	CONTACT METHOD									
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE 06-23-2018 22:34:03 0560 KWSO-DIS CALLER ADVISING OF LOUD MUSIC COMING FROM HER NEIGHBORS RESIDENCE WHERE THEY HAVE RESORT COMMUNITY														
	NOTE 06-23-2018 23:20:47 S828 KWSO-DIS U214 IN THE AREA														
	NOTE 06-23-2018 23:41:41 S828 KWSO-DIS U214 CLEAR/ ADVISED THERE IS BARELY ANY MUSIC PLAYING / U214 ALSO SPOKE WITH THE COMPLAINANT														
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		214		214 - ELLIS, WADE S										
	22:34:43		23:20:40											23:41:44	67
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD18-010384		Nature Code LOUD - DISTURBANCE/NOISE/MUSIC				Sub-Nature Code								
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE		Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code								
	Time 06-25-2018 15:47:02		CALL TAKER 0583		CALL TAKER WORKSTATION KWSO-DISP1		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME		DISPATCHER		DISPATCHER WORKSTATION		Origin Code								
	CLEARED DATE/TIME		CLEARED USER		CLEARED WORKSTATION		PRIORITY LAW2 - 2								
	CANCELLED DATE/TIME 06-25-2018 15:50:01		CANCELLED USER 0583		CANCELLED WORKSTATION KWSO-DISP1		Disposition Code								
	Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086					OVERRIDE FALSE		TOWNSHIP						
LOCATION NOTES					Subdivision										
CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.728336708172		LONGITUDE -77.0826627402695							
ESN		GEO CODE		DOT #	MAP PAGE 46	HYDRANT	MILE POST		PLACE						
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMMU		FD JURISDICTION WALKERTON FD			RESPONSE		LEVEL					
	EMS 6-1-3		METHOD		EPD	EFD	EMD								
PERSON 1	NAME ANONYMOUS					TYPE PC	Origin Code T - 10-DIGIT CALL								
	ADDRESS					PHONE 1									
	DATE OF BIRTH		SSN	Sex	HEIGHT	HAIR	PHONE 2								
	DL STATE	DL #	Race	WEIGHT	EYES	CONTACT METHOD									
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE 06-25-2018 15:48:41 0583 KWSO-DIS CALLER ADVISED ON FRIDAY AND SATURDAY NIGHTS AROUND 2300 HIS NEIGHBOR SHOOTS OFF FIREWORKS. CALLER WOULD LIKE FOR THIS TO STOP CALLER DOES NOT WSH TO BEE SEEN OR LEAVE HIS NAME, JUST A SERCUIRTY CHECK FOR THE NEXT MONTH...NEC														
DISPATCHED UNITS	AGENCY		UNIT			OFFICER									
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD18-010887				Nature Code LOUD - DISTURBANCE/NOISE/MUSIC				Sub-Nature Code						
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE				Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code						
	Time 07-04-2018 21:24:14		CALL TAKER 0570		CALL TAKER WORKSTATION KWSO-DISP2		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 07-04-2018 21:25:28		DISPATCHER 0570		DISPATCHER WORKSTATION KWSO-DISP2		Origin Code								
	CLEARED DATE/TIME 07-04-2018 21:43:48		CLEARED USER 0570		CLEARED WORKSTATION KWSO-DISP2		PRIORITY LAW2 - 2								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code UTL - UNABLE TO LOCATE								
	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086				OVERRIDE FALSE		TOWNSHIP								
	LOCATION NOTES						Subdivision								
Address	CROSS STREET 1 ROANE OAK RD				CROSS STREET 2 DEAD END				LATITUDE 37.728336708172		LONGITUDE -77.0826627402695				
	ESN		GEO CODE		DOT #		MAP PAGE 46		HYDRANT		MILE POST				
	POLICE SUBBEAT 4B		POLICE BEAT KWSO4		POLICE OTHER		PD JURISDICTION KING WILLIAM SO								
	FIRE SUBDISTRICT 7-1-3		FIRE DISTRICT CO7 - WALKERTON COMMU		FD JURISDICTION WALKERTON FD		RESPONSE		LEVEL						
RESPONSES	EMS		METHOD 6-1-3		EPD		EFD		EMD						
	NAME MEADOR, RICK				TYPE PC		Origin Code T - 10-DIGIT CALL								
	ADDRESS				PHONE 1										
	DATE OF BIRTH		SSN		Sex		HEIGHT		HAIR		PHONE 2				
DL STATE		DL #		Race		WEIGHT		EYES		CONTACT METHOD					
PERSON NOTES															
PERSON LOCATION NOTES															
CALL DESCRIPTION	NOTE 07-04-2018 21:25:04 0570 KWSO-DIS FIREWORKS TO HIGH IN THE SKY AT THIS LOCATION														
	NOTE 07-04-2018 21:40:50 0570 KWSO-DIS U:214 IN THE AREA IS UTL THE FIRE WORKS														
	NOTE 07-04-2018 21:43:30 0570 KWSO-DIS UTL ANY FIRE WORKS - HE IS 10/8														
DISPATCHED UNITS	AGENCY		UNIT			OFFICER									
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		206			206 - CUSTALOW, MALCOLM T									
	21:25:28													21:26:26	1
	KWSO		214			214 - ELLIS, WADE S									
	21:26:19	21:26:23	21:40:28											21:43:48	17
REPORTS															
AGENCY	UNIT	Report Number			AUTHOR			TYPE		SYSTEM	DATE CREATED		RPT CANC		

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD19-008565				Nature Code CIVILD - CIVIL DISTURBANCE/VERBAL DISPUTE/DIS				Sub-Nature Code						
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE				Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code						
	Time 06-04-2019 10:44:11		CALL TAKER 0537		CALL TAKER WORKSTATION KWSO-DISP1		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 06-04-2019 10:46:19		DISPATCHER 0537		DISPATCHER WORKSTATION KWSO-DISP1		Origin Code W - WIRELESS 9-1-1 CALL								
	CLEARED DATE/TIME 06-04-2019 11:30:18		CLEARED USER 0537		CLEARED WORKSTATION KWSO-DISP1		PRIORITY LAW1 - 1								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code ADV - ADVICE GIVEN								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086								OVERRIDE FALSE		TOWNSHIP				
	LOCATION NOTES										Subdivision				
	CROSS STREET 1 ROANE OAK RD				CROSS STREET 2 DEAD END				LATITUDE 37.728336708172		LONGITUDE -77.0826627402695				
	ESN 00999		GEO CODE		DOT #		MAP PAGE 46		HYDRANT		MILE POST PLACE				
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMM		FD JURISDICTION WALKERTON FD		RESPONSE		LEVEL						
	EMS 4-3-2				METHOD		EPD		EFD		EMD				
PERSON 1	NAME SNEAD, CHARLES GILLETTE						TYPE PC		Origin Code W - WIRELESS 9-1-1 CALL						
	ADDRESS [REDACTED] CREIGHTON PKWY STE C, MECHANICSVILLE, VA 23111-4594						PHONE 1 804-240-7823								
	DL STATE VA		Sex M		HEIGHT 510		HAIR BRO		PHONE 2						
			Race		WEIGHT 175		EYES BRO		CONTACT METHOD						
	PERSON NOTES														
PERSON LOCATION NOTES															
CALL DESCRIPTION	NOTE 06-04-2019 10:49:05 0537 KWSO-DIS CALLER ADVISED A FEMALE NEIGHBOR LISA MASON IS LAYING DOWN IN HIS DRIVEWAY NOT ALLOWING HIM TO LEAVE. CALLER ADVISED THEY DO SHARE A DRIVEWAY.														
	QUERY 06-04-2019 10:57:46 537 KWSO-DIS VA PLATE (QV) ([REDACTED])														
	QUERY 06-04-2019 10:57:47 537 KWSO-DIS VA DLN (QDLN) ([REDACTED])														
	QUERY 06-04-2019 10:58:52 537 KWSO-DIS VA DLN (QDLN) ([REDACTED])														
	QUERY 06-04-2019 11:00:29 537 KWSO-DIS VA PLATE (QV) ([REDACTED])														
	QUERY 06-04-2019 11:00:31 537 KWSO-DIS VA DLN (QDLN) ([REDACTED])														
	QUERY 06-04-2019 11:02:21 537 KWSO-DIS VA DLN (QDLN) ([REDACTED])														
	QUERY 06-04-2019 11:03:56 0537 KWSO-DIS VA DLN (QDLN) ([REDACTED])														
NOTE 06-04-2019 11:30:08 0537 KWSO-DIS U101 ADVISED CIVIL ISSUE. SUSPECT WAS BLOCKING RIGHT-OF-WAY WITH TRACTOR. SHE WAS NOT LAYING IN ROADWAY. THE CALLER IS TRYING TO RESOLVE ISSUE BY PUTTING IN A NEW DRIVEWAY SO IT WILL NOT AFFECT NEIGHBORS. THE GRAVEL TRUCK IS THERE NOW.															
DISPATCHED UNITS	AGENCY		UNIT			OFFICER									
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTS	AVL ON SCENE	IN QRTS	CLEAR	MINS
	KWSO		101			101 - WILLIAMS, MICHAEL W									
	10:46:19	10:50:12	10:56:59											11:30:16	44
	KWSO		116			116 - ELLIS, WADE S									
10:51:43	10:51:54	10:55:34											11:30:12	38	
REPORTS															
AGENCY	UNIT	Report Number			AUTHOR			TYPE			SYSTEM	DATE CREATED		RPT CANC	

SUPPLEMENTAL EVENT DATA

Event Number		CAD19-008565						
PERSON 2	NAME MASON, LISA					TYPE S	Origin Code	
	ADDRESS [REDACTED] ROANE OAK TRL, KING WILLIAM, VA 23086					[REDACTED]		
	DATE OF BIRTH	SSN	Sex	HEIGHT	HAIR	PHONE 2		
	DL STATE	DL #	Race	WEIGHT 0	EYES	CONTACT METHOD		
	PERSON NOTES							
	PERSON LOCATION NOTES							
PERSON 3	NAME KELLEMS, JEREMY GLEN					TYPE	Origin Code	
	ADDRESS [REDACTED] WENTWORTH AVE, HENRICOVA 23228					PHONE 1		
	[REDACTED]		Sex M	HEIGHT 511	HAIR RED	PHONE 2		
	DL STATE HE	[REDACTED]	Race	WEIGHT 150	EYES BLU	CONTACT METHOD		
	PERSON NOTES							
	PERSON LOCATION NOTES							
VEHICLE 1	YEAR		MAKE	MODEL		COLOR		
	STATE VA	PLATE # XVK6355	PLATE TYPE PC	EXPIRE DATE		VEHICLE TYPE		
	VIN					IMPOUND #		
	DISPOSITION				IMMOBILIZATION TYPE			
	VEHICLE NOTES							
	VEHICLE 2	YEAR 2012		MAKE BMW - BMW	MODEL 28I - 328I		COLOR WHI - WHITE	
STATE VA		PLATE # 4055NL	PLATE TYPE PC	EXPIRE DATE 10/31/2019		VEHICLE TYPE 2D - 2 DOOR		
VIN WBADW3C5XCE821748					IMPOUND #			
DISPOSITION				IMMOBILIZATION TYPE				
VEHICLE NOTES								

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD19-009853				Nature Code CIVILI - CIVIL ISSUE				Sub-Nature Code						
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE				Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code						
	Time 06-27-2019 19:58:16		CALL TAKER S828		CALL TAKER WORKSTATION KWSO-DISP3		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 06-27-2019 19:58:40		DISPATCHER S828		DISPATCHER WORKSTATION KWSO-DISP3		Origin Code								
	CLEARED DATE/TIME 06-28-2019 05:46:17		CLEARED USER 0583		CLEARED WORKSTATION KWSO-DISP1		PRIORITY LAW1 - 1								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code OI - OFFICE INFORMATION ONLY								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						OVERRIDE FALSE		TOWNSHIP						
	LOCATION NOTES								Subdivision						
	CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.728336708172		LONGITUDE -77.0826627402695						
	ESN		GEO CODE		DOT #	MAP PAGE 46	HYDRANT		MILE POST		PLACE				
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMMU		FD JURISDICTION WALKERTON FD		RESPONSE		LEVEL						
	EMS 4-3-2				METHOD		EPD		EFD		EMD				
PERSON 1	NAME SNEAD, CHARLES						TYPE PC		Origin Code T - 10-DIGIT CALL						
	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						PHONE 1 804-240-7823								
	DATE OF BIRTH		SSN		Sex	HEIGHT	HAIR		PHONE 2						
	DL STATE	DL #	Race		WEIGHT	EYES		CONTACT METHOD							
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE 06-27-2019 21:05:17 0583 KWSO-DIS SUBJECT CAME TO KWSO TO SPEAK WITH THE MAGISTRATE IN REF TO HIS NEIGHBOR AT 392 ROANE OAK TRAIL...NEC														
	NOTE 06-27-2019 21:14:28 0583 KWSO-DIS WARRANT DENIED...NEC														
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		115		115 - BOKOR, BENJAMIN										
	19:58:40	19:58:43	20:08:13											21:14:33	76
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			

SUPPLEMENTAL EVENT DATA

Event Number		CAD19-009853					
PERSON 2	NAME					TYPE	Origin Code
	MASON, LISA LOUISE					S	
	ADDRESS					PHONE 1	
	[REDACTED] ROANE OAK TRL, KING WILLIAM, VA 23086						
	SSN		Sex	HEIGHT	HAIR	PHONE 2	
	[REDACTED] - -		F				
DL STATE		Race	WEIGHT	EYES	CONTACT METHOD		
MD		W					
PERSON NOTES							
[REDACTED]							
PERSON LOCATION NOTES							

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD20-004408				Nature Code HAR - HARASSING/THREATENING/INTIMIDATION				Sub-Nature Code						
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE				Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code						
	Time 03-12-2020 15:22:48		CALL TAKER 0520		CALL TAKER WORKSTATION KWSO-DISP2		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 03-12-2020 15:29:13		DISPATCHER 0583		DISPATCHER WORKSTATION KWSO-DISP1		Origin Code								
	CLEARED DATE/TIME 03-12-2020 18:33:35		CLEARED USER 0570		CLEARED WORKSTATION KWSO-DISP2		PRIORITY LAW1 - 1								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code RN - REPORT NECESSARY								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086								Override FALSE		TOWNSHIP				
	LOCATION NOTES										Subdivision				
	CROSS STREET 1 ROANE OAK RD				CROSS STREET 2 DEAD END				LATITUDE 37.728336708172		LONGITUDE -77.0826627402695				
	ESN		GEO CODE		DOT #		MAP PAGE 46		HYDRANT		MILE POST				
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMMU		FD JURISDICTION WALKERTON FD		RESPONSE		LEVEL						
	EMS 4-3-2				METHOD		EPD		EFD		EMD				
PERSON 1	NAME SNEAD, CHARLES						TYPE PC		Origin Code T - 10-DIGIT CALL						
	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						PHONE 1		804-240-7823						
	DATE OF BIRTH		SSN		Sex		HEIGHT		HAIR		PHONE 2				
	DL STATE		DL #		Race		WEIGHT		EYES		CONTACT METHOD				
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE 03-12-2020 15:24:31 0520 KWSO-DIS POSSIBLE HARASSMENT, DONE BY HIS NEIGHBOR. ON GOING PROBLEM. ADVICE NEEDED BY PHONE.														
	NOTE 03-12-2020 15:30:30 0520 KWSO-DIS CALLER REPORTING HE JUST SPOKE WITH HIS NEIGHBOR OVER HER FLYING A DRONE OVER HIS PROPERTY. CALLER STATED, HE HAS PUT HIS PROPERTY ON A FEDERAL NO FLY LIST SINCE 2010.														
	NOTE 03-12-2020 15:30:53 0520 KWSO-DIS CALLER STATED, NEIGHBOR IN THE PAST HAD SET UP CAMERAS TO WATCH HIS PROPERTY AND DRIVEWAY. HE ADVISED, SINCE THEN HE HAS MOVED HIS DRIVEWAY LOCATION. SHE HAS MOVED THOSE CAMERAS UNABLE TO KEEP WATCHING HIS PROPERTY.														
	NOTE 03-12-2020 15:37:11 0520 KWSO-DIS CALLER ADVISED, HE JUST TODAY HAD SPOKEN WITH NEIGHBOR, ABOUT TO STOP FLYING DRONES OVER HIS PROPERTY.														
	NOTE 03-12-2020 15:37:37 0520 KWSO-DIS DISPATCH LINKED U3 THROUGH PHONE TO THE CALLER.														
	NOTE 03-12-2020 16:15:00 P024 KWSO-DIS U3 CLR WITH REPORT AND ADVICE GIVEN														
	NOTE 03-12-2020 17:04:53 0583 KWSO-DIS U3 IS OUT AT KWSO SO THE SUBJECT CAN SPEAK WITH THE MAGISTRATE...NEC														
	NOTE 03-12-2020 18:23:09 0583 KWSO-DIS U3 IS OUT AT THE SUSPECTS RESIDENCE SERVING A NO TRESPASSING WARRANT...NEC														
NOTE 03-12-2020 18:33:32 0570 KWSO-DIS U:3 ADVISED PAPER SERVED HE IS 10/8 AND REQUESTED A REPORT NUMBER															
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		3		3 - HIXENBAUGH, TIMOTHY W										
	15:29:13													16:15:29	46
	KWSO		3		3 - HIXENBAUGH, TIMOTHY W										
	17:04:06	17:04:06	17:04:06											17:45:46	42
KWSO		3		3 - HIXENBAUGH, TIMOTHY W											
18:22:50	18:22:50	18:22:50											18:33:35	11	
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			
	KWSO	3	KWSO20-000178		P024		USER GENERATED			03-12-2020 16:14:28		NO			
	KWSO	3	KWSO20-000179		P024		USER GENERATED			03-12-2020 16:14:34		YES			

SUPPLEMENTAL EVENT DATA

Event Number		CAD20-004408				
PERSON 2	NAME				TYPE	Origin Code
	MASON, LISA				S	
	ADDRESS				PHONE 1	
	SSN	Sex	HEIGHT	HAIR	PHONE 2	
	- -	F				
DL STATE	Race	WEIGHT	EYES	CONTACT METHOD		
MD	W					
PERSON NOTES						
PERSON LOCATION NOTES						

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD20-004686		Nature Code WARR - WARRANT SERVICE				Sub-Nature Code								
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE		Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code								
	Time 03-16-2020 19:50:31		CALL TAKER 0570		CALL TAKER WORKSTATION KWSO-DISP2		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 03-16-2020 19:51:10		DISPATCHER 0570		DISPATCHER WORKSTATION KWSO-DISP2		Origin Code								
	CLEARED DATE/TIME 03-16-2020 19:51:58		CLEARED USER 0570		CLEARED WORKSTATION KWSO-DISP2		PRIORITY LAW1 - 1								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code OI - OFFICE INFORMATION ONLY								
	Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						Override FALSE		TOWNSHIP					
LOCATION NOTES								Subdivision							
CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.728336708172		LONGITUDE -77.0826627402695							
ESN		GEO CODE		DOT #	MAP PAGE 46	HYDRANT		MILE POST	PLACE						
Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO									
RESPONSES	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMMU		FD JURISDICTION WALKERTON FD		RESPONSE		LEVEL						
	EMS 4-3-2		METHOD		EPD		EFD	EMD							
	NAME DANUSER, L M						TYPE PC		Origin Code T - 10-DIGIT CALL						
PERSON 1	ADDRESS 351 COURTHOUSE LN, KING WILLIAM, VA 23086						PHONE 1								
	DATE OF BIRTH		SSN	Sex	HEIGHT	HAIR	PHONE 2								
	DL STATE	DL #	Race	WEIGHT	EYES	CONTACT METHOD									
	PERSON NOTES														
	PERSON LOCATION NOTES														
	NOTE 03-16-2020 19:51:05 0570 KWSO-DIS PERSONAL PAPER SERVICE														
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		202		202 - DANUSER, LISA										
	19:51:10	19:51:10	19:51:14											19:51:58	1
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD20-008930		Nature Code HAR - HARASSING/THREATENING/INTIMIDATION				Sub-Nature Code								
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE		Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code								
	Time 05-24-2020 14:54:41		CALL TAKER B874		CALL TAKER WORKSTATION KWSO-DISP1		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 05-24-2020 15:04:10		DISPATCHER B874		DISPATCHER WORKSTATION KWSO-DISP1		Origin Code								
	CLEARED DATE/TIME 06-23-2020 15:56:26		CLEARED USER 34		CLEARED WORKSTATION DESKTOP-S5IOD6Q		PRIORITY LAW1 - 1								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code AM - ARREST MADE								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086					OVERRIDE FALSE		TOWNSHIP							
	LOCATION NOTES					Subdivision									
	CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.728336708172		LONGITUDE -77.0826627402695						
	ESN	GEO CODE	DOT #	MAP PAGE 46	HYDRANT	MILE POST	PLACE								
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMM		FD JURISDICTION WALKERTON FD			RESPONSE		LEVEL					
	EMS 1-3-2		METHOD		EPD		EFD		EMD						
PERSON 1	NAME SNEAD, CHARLES GILLETTE					TYPE PC		Origin Code T - 10-DIGIT CALL							
	ADDRESS [REDACTED] CREIGHTON PKWY STE C, MECHANICSVILLE, VA 23111-4594					PHONE 1 804-240-7823									
	[REDACTED]		Sex M	HEIGHT 510	HAIR BRO	PHONE 2									
	DL STATE VA		Race	WEIGHT 175	EYES BRO	CONTACT METHOD									
	PERSON NOTES														
PERSON LOCATION NOTES															
CALL DESCRIPTION	NOTE 05-24-2020 15:02:24 B874 KWSO-DIS CALLER ADVISING HE HAS A JUNE 16TH COURT DATE ABOUT NEIGHBORS DRONE. SHE IS FLYING DRONE OVER HIS RESIDENCE/BUSINESS AND CALLER WOULD LIKE DEPUTY TO RESPOND AND HE ALSO TOOK PICTURES OF THE DRONE...KB														
	NOTE 05-24-2020 15:21:58 B874 KWSO-DIS U115 ADVISING COMPLAINANT IS ENR TO THE KWSO TO SPEAK W/ A MAGISTRATE REF TRESPASSING...KB														
	QUERY 05-24-2020 15:27:21 B874 KWSO-DIS VA DLN (QDLN) [REDACTED]														
	QUERY 05-24-2020 15:28:00 B874 KWSO-DIS VA DLN (QDLN) [REDACTED]														
	NOTE 05-24-2020 18:22:14 S828 KWSO-DIS WARRANT OBTAINED FOR FLYING THE DRONE														
	NOTE 05-24-2020 18:22:36 S828 KWSO-DIS U214 ENROUTE TO SERVE THE MISD WARRANT ON SUSPECT														
	NOTE 05-24-2020 18:27:36 S828 KWSO-DIS U214 AT 392 ROANE OAK TRL														
	QUERY 05-24-2020 18:40:58 S828 KWSO-DIS VA PLATE (QV) [REDACTED]														
QUERY 05-24-2020 18:41:12 S828 KWSO-DIS VA PLATE (QV) [REDACTED]															
NOTE 05-24-2020 18:43:31 S828 KWSO-DIS U214 CLEAR WITH PERSONAL SERVICE.															
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		115		115 - BOKOR, BENJAMIN										
	15:04:10	15:06:55	15:10:09											15:22:28	18
	KWSO		115		115 - BOKOR, BENJAMIN										
	16:07:01	16:07:04	16:15:05											18:22:21	135
KWSO		214		214 - CAMPBELL, AUSTIN J											
18:22:18		18:26:43											18:43:44	21	
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			
	KWSO	214	KWSO20-000356		0560		USER GENERATED			05-27-2020 22:06:44		NO			

SUPPLEMENTAL EVENT DATA

Event Number		CAD20-008930			
PERSON 2	NAME			TYPE	Origin Code
	MASON, LISA LOUISE			S	
	ADDRESS			PHONE 1	
	BRIGHT MEADOW CT, ODENTON, MD 21113-2550				
		Sex	HEIGHT	HAIR	PHONE 2
		F	5'10"		
	DL STATE	Race	WEIGHT	EYES	CONTACT METHOD
	MD	W	160		
PERSON NOTES					
PERSON LOCATION NOTES					
VEHICLE 1	YEAR		MAKE	MODEL	COLOR
	2009		TOYT - TOYOTA		
	STATE	PLATE #	PLATE TYPE	EXPIRE DATE	VEHICLE TYPE
	MD	SES277	PC		
	VIN				IMPOUND #
	1BU4CE79C14051				
DISPOSITION			IMMOBILIZATION TYPE		
VEHICLE NOTES					

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD20-009727				Nature Code SUSA - SUSPICIOUS ACTIVITY				Sub-Nature Code						
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE				Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code						
	Time 06-06-2020 13:13:30		CALL TAKER B874		CALL TAKER WORKSTATION KWSO-DISP2		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 06-06-2020 13:24:20		DISPATCHER B874		DISPATCHER WORKSTATION KWSO-DISP2		Origin Code								
	CLEARED DATE/TIME 06-06-2020 13:39:36		CLEARED USER B874		CLEARED WORKSTATION KWSO-DISP2		PRIORITY LAW1 - 1								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code ADV - ADVICE GIVEN								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						Override FALSE		TOWNSHIP						
	LOCATION NOTES								Subdivision						
	CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.728336708172		LONGITUDE -77.0826627402695						
	ESN		GEO CODE		DOT #	MAP PAGE 46	HYDRANT	MILE POST		PLACE					
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMMU		FD JURISDICTION WALKERTON FD			RESPONSE		LEVEL					
	EMS		1-3-2		METHOD		EPD	EFD	EMD						
PERSON 1	NAME SNEAD, CHARLES						TYPE PC		Origin Code T - 10-DIGIT CALL						
	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						PHONE 1		804-240-7823						
	DATE OF BIRTH		SSN	Sex	HEIGHT	HAIR	PHONE 2								
	DL STATE	DL #	Race	WEIGHT	EYES	CONTACT METHOD									
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE 06-06-2020 13:19:17 B874 KWSO-DIS CALLER WOULD LIKE TO SPEAK W/ DEPUTY REF WHITE VAN W/ FAKE BLK/WHT FED EX LOGO ON ONLY ONE SIDE OF THE VAN. CALLER ADVISED WHEN HE ASKED DRIVER WHAT SHE WAS DOING SHE STATED SHE WAS LOOKING FOR ADDRESS 370 ROANE OAK TRL. DRIVER WAS WHITE FEMALE 30'S HEAVY SET W/ BROWN HAIR AND THERE WERE NO PACKAGES IN VAN...KB														
	NOTE 06-06-2020 13:39:16 B874 KWSO-DIS U116 ADVISED FED EX DOES HAVE SUB CONTACTORS FOR THE BUSINESS AND ADVISE WAS GIVEN...KB														
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		116		116 - ELLIS, WADE S										
	13:24:20													13:38:18	14
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD20-012547		Nature Code MENTAL - MENTAL SUBJECT				Sub-Nature Code								
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE		Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code								
	Time 07-22-2020 19:56:29		CALL TAKER 0583		CALL TAKER WORKSTATION KWSO-DISP1		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 07-22-2020 19:57:04		DISPATCHER 0583		DISPATCHER WORKSTATION KWSO-DISP1		Origin Code								
	CLEARED DATE/TIME 07-22-2020 21:06:35		CLEARED USER 0583		CLEARED WORKSTATION KWSO-DISP1		PRIORITY LAW1 - 1								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code RN - REPORT NECESSARY								
	Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						Override FALSE		TOWNSHIP					
LOCATION NOTES								Subdivision							
CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.728336708172		LONGITUDE -77.0826627402695							
ESN		GEO CODE		DOT #	MAP PAGE 46	HYDRANT		MILE POST	PLACE						
Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO									
RESPONSES	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMM		FD JURISDICTION WALKERTON FD				RESPONSE	LEVEL					
	EMS 1-3-2		METHOD		EPD		EFD	EMD							
	NAME GITLIN, DAVID						TYPE PC		Origin Code T - 10-DIGIT CALL						
PERSON 1	ADDRESS NEW YORK														
	SSN		Sex M	HEIGHT	HAIR	PHONE 2									
	DL STATE NY		Race W	WEIGHT	EYES	CONTACT METHOD									
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE 07-22-2020 20:02:40 0583 KWSO-DIS CALLER ADVISED HE NEEDED RESCUE FOR HIS BOYFRIEND/EX-BOYFRIEND BECAUSE HE WAS SHAKING AND NOT ACTING RIGHT. HE ALSO HAD A PAIR OF SCISSORS BUT WAS NOT THREATENING HIM. CALLER ADVISED HE IS UNDER THE INFLUENCE OF ROSE AND MOLLY...NEC														
	NOTE 07-22-2020 20:12:17 0583 KWSO-DIS CALLER ADVISED THE MALE HAD PUT DOWN THE SCISSORS, TAKEN THE SPEEDO OFF HIS HEAD, AND IS WALKING OUT OF THE VILLA WITH A SPEEDO ON THE CORRECT WAY...NEC														
	NOTE 07-22-2020 20:39:22 0583 KWSO-DIS UNIT 201 STATUS CHECKED BY DISPATCHER														
	NOTE 07-22-2020 20:39:25 0583 KWSO-DIS UNIT 312 STATUS CHECKED BY DISPATCHER														
	QUERY 07-29-2020 05:37:53 583 KWSO-DIS VA DLN (QDLN) [REDACTED]														
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		201		201 - BOYLE, MATTHEW P										
	19:57:04	19:57:04	20:12:57											21:06:35	70
	KWSO		312		312 - HAMM, MICHAEL T										
	20:04:05	20:04:05	20:14:40											21:06:35	62
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			
	KWSO	201	KWSO20-000531		0583		USER GENERATED			07-22-2020 21:06:30		NO			

SUPPLEMENTAL EVENT DATA

Event Number		CAD20-012547				
PERSON 2	NAME HARRIS, ADAM				TYPE S	Origin Code
	ADDRESS NEW YORK				PHONE 1	
	DL STATE NY		Sex M	HEIGHT	HAIR	PHONE 2
	PERSON NOTES		Race W	WEIGHT	EYES	CONTACT METHOD
	PERSON LOCATION NOTES					
PERSON 3	NAME				TYPE	Origin Code
	ADDRESS NY				PHONE 1	
	DATE OF BIRTH	SSN	Sex	HEIGHT	HAIR	PHONE 2
	DL STATE NY	DL #	Race	WEIGHT	EYES	CONTACT METHOD
	PERSON NOTES					
	PERSON LOCATION NOTES					

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD21-009176				Nature Code SUSA - SUSPICIOUS ACTIVITY				Sub-Nature Code						
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE				Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code						
	Time 06-13-2021 20:20:19		CALL TAKER S828		CALL TAKER WORKSTATION KWSO-DISP2		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 06-13-2021 20:22:40		DISPATCHER S828		DISPATCHER WORKSTATION KWSO-DISP2		Origin Code W - WIRELESS 9-1-1 CALL								
	CLEARED DATE/TIME 06-14-2021 00:59:15		CLEARED USER V241		CLEARED WORKSTATION KWSO-DISP1		PRIORITY LAW1 - 1								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code NR - NO REPORT								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						OVERRIDE FALSE		TOWNSHIP						
	LOCATION NOTES								Subdivision						
	CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.7283367080715		LONGITUDE -77.0826627399082						
	ESN 00999		GEO CODE		DOT #	MAP PAGE 46	HYDRANT		MILE POST		PLACE				
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMM		FD JURISDICTION WALKERTON FD				RESPONSE		LEVEL				
	EMS 1-3-2		METHOD		EPD		EFD		EMD						
PERSON 1	NAME POTENTE, JOSEPH DYLAN						TYPE PC		Origin Code W - WIRELESS 9-1-1 CALL						
	ADDRESS BRIDGEPORT CIR, STAFFORD, VA 22554-1776														
	DL STATE VA		Sex M	HEIGHT 510	HAIR BRO	PHONE 2									
			Race	WEIGHT 154	EYES BRO	CONTACT METHOD									
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE	06-13-2021 20:22:19	S828	KWSO-DIS	CALLER ADVISED HE IS CONFUSED AND SCARED										
	NOTE	06-13-2021 20:23:43	S828	KWSO-DIS	CALLER ADVISED HE HAS USED MARIJUANA BUT HAS A MEDICAL LICENSE FOR IT.										
	NOTE	06-13-2021 20:23:55	S828	KWSO-DIS	CALLER IS WEARING A PRIDE T SHIRT AND GYM SHORTS										
	NOTE	06-13-2021 20:24:11	S828	KWSO-DIS	CALLER ADVISED HE FEELS LIKE HE IS GOING TO BE GUNNED DOWN										
	NOTE	06-13-2021 20:25:42	S828	KWSO-DIS	THE MARIJUANA HE USED TODAY WAS FROM SOMEONE AT THE RESORT AND NOT HIS BUT HE FAMILIAR WITH IT										
	NOTE	06-13-2021 20:25:49	S828	KWSO-DIS	CALLER ADVISED HE DOES NOT HAVE A WEAPON										
	NOTE	06-13-2021 20:30:17	S828	KWSO-DIS	BOTH UNITS IN THE AREA										
	NOTE	06-13-2021 20:46:01	S828	KWSO-DIS											
	NOTE	06-13-2021 20:47:40	V241	KWSO-DIS	BOTH UNITS ON FOOT TOWARDS SUBJ										
	NOTE	06-13-2021 20:50:08	S828	KWSO-DIS	U202 HAS LOCATED THE SUBJECT										
	QUERY	06-13-2021 20:53:04	S828	KWSO-DIS	VA DLN (QDLN) ()										
	NOTE	06-13-2021 21:25:55	V241	KWSO-DIS	MED1 CLEAR WITH REFUSAL										
	NOTE	06-13-2021 21:27:05	V241	KWSO-DIS	U212 GIVING RIDE TO VALERO MIL:065042										
	NOTE	06-13-2021 21:27:11	V241	KWSO-DIS	212, 212 TO VALERO - MIL: 065042.0										
NOTE	06-13-2021 21:31:18	S828	KWSO-DIS	212, 212 ARRIVED AT FAS MART - MIL: 065045.0											
NOTE	06-13-2021 21:46:43	S828	KWSO-DIS	212, 212 TO KWSO - U212 WILL BE GIVING THE SUBJECT A RIDE TO KWSO INSTEAD TO WAIT FOR HIS PARENTS - MIL: 065045.0											
NOTE	06-13-2021 21:55:59	S828	KWSO-DIS	212, 212 ARRIVED AT KWSO - MIL: 065053.0											
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		212		212 - CRUMPLER, MICHAEL C										
	20:22:40	20:22:51	20:30:05					21:46:43	21:55:59					22:27:10	124
	KWSO		202		202 - DANUSER, LISA										
	20:29:58	20:30:02	20:30:06											21:22:06	52
KWSO		112		112 - GOODMAN, JEFFERY W											
20:47:15	20:47:17	21:04:46											21:27:08	40	
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			
	KWSO	212	KWSO21-000454		V241		USER GENERATED			06-13-2021 22:31:18		YES			

SUPPLEMENTAL EVENT NOTES

Event Number

CAD21-009176

NOTE 06-13-2021 23:20:58 S828 KWSO-DIS SUBJECT LEFT KWSO WITH HIS PARENTS

CALL DESCRIPTION (continued)

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD22-004440		Nature Code CRIDE - COURTESY RIDE/ESCORT CITIZEN				Sub-Nature Code								
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE		Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code								
	Time 03-18-2022 14:02:34		CALL TAKER H765		CALL TAKER WORKSTATION KWSO-DISP3		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 03-18-2022 14:04:44		DISPATCHER H765		DISPATCHER WORKSTATION KWSO-DISP3		Origin Code P - POLICE								
	CLEARED DATE/TIME 03-18-2022 14:40:47		CLEARED USER H765		CLEARED WORKSTATION KWSO-DISP3		PRIORITY LAW3 - 3								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code NR - NO REPORT								
	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086		LOCATION NOTES		CROSS STREET 1 ROANE OAK RD		CROSS STREET 2 DEAD END		LATITUDE 37.7283367080715		LONGITUDE -77.0826627399082				
	ESN		GEO CODE		DOT #		MAP PAGE 46		HYDRANT		MILE POST				
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7 - WALKERTON COMMU		FD JURISDICTION WALKERTON FD				RESPONSE		LEVEL				
	EMS		1-3-2		METHOD		EPD		EFD		EMD				
	NAME		ADDRESS				TYPE		Origin Code						
DATE OF BIRTH		SSN		Sex	HEIGHT	HAIR	PHONE 1								
DL STATE	DL #	Race		WEIGHT	EYES	PHONE 2									
PERSON NOTES															
PERSON LOCATION NOTES															
CALL DESCRIPTION	NOTE 03-18-2022 14:11:56 H765 KWSO-DIS ASSISTING BUILDING AND ZONING TO CHECK THE PROPERTY.														
	NOTE 03-18-2022 14:12:22 H765 KWSO-DIS OWNER UNLOCKED GATE AND IS BEING COMPLIANT AT THIS TIME.														
	NOTE 03-18-2022 14:40:41 H765 KWSO-DIS U102 INSPECTION COMPLETE.														
DISPATCHED UNITS	AGENCY		UNIT			OFFICER									
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		102		102 - ELLIS, WADE S										
	14:04:44	14:04:44	14:04:44											14:40:45	36
REPORTS	AGENCY	UNIT	Report Number			AUTHOR		TYPE		SYSTEM	DATE CREATED			RPT CANC	

DISPATCHED EVENT SUMMARY

CALL INFORMATION	Event Number CAD22-008798				Nature Code LOUD - DISTURBANCE/NOISE/MUSIC				Sub-Nature Code						
	Agency KWSO - KING WILLIAM SHERIFF'S OFFICE				Group KWSO - KING WILLIAM SHERIFF'S OFFICE				Response Code						
	Time 05-28-2022 16:05:23		CALL TAKER 0560		CALL TAKER WORKSTATION KWSO-DISP1		Class of Service P		OOJ FALSE						
	DISPATCHED DATE/TIME 05-28-2022 16:07:14		DISPATCHER 0560		DISPATCHER WORKSTATION KWSO-DISP1		Origin Code								
	CLEARED DATE/TIME 05-28-2022 16:49:38		CLEARED USER M181		CLEARED WORKSTATION KWSO-DISP2		PRIORITY LAW2 - 2								
	CANCELLED DATE/TIME		CANCELLED USER		CANCELLED WORKSTATION		Disposition Code ADV - ADVICE GIVEN								
Address	ADDRESS 281 ROANE OAK TRL, KING WILLIAM, VA 23086						OVERRIDE FALSE		TOWNSHIP						
	LOCATION NOTES								Subdivision						
	CROSS STREET 1 ROANE OAK RD			CROSS STREET 2 DEAD END			LATITUDE 37.7283367080715		LONGITUDE -77.0826627399082						
	ESN		GEO CODE		DOT #	MAP PAGE 46	HYDRANT	MILE POST		PLACE					
RESPONSES	Police SubBeat 4B		Police Beat KWSO4		Police Other		PD JURISDICTION KING WILLIAM SO								
	Fire SubDistrict 7-1-3		Fire District CO7- WALKERTON COMM		FD JURISDICTION WALKERTON FD		RESPONSE		LEVEL						
	EMS 1-3-2		METHOD		EPD		EFD		EMD						
PERSON 1	NAME EINARSSON, VICTOR						TYPE C		Origin Code						
	ADDRESS [REDACTED] ROANE OAK TRL, KING WILLIAM, VA 23086														
	DATE OF BIRTH		SSN	Sex	HEIGHT	HAIR	PHONE 2								
	DL STATE	DL #	Race	WEIGHT 0	EYES	CONTACT METHOD									
	PERSON NOTES														
	PERSON LOCATION NOTES														
CALL DESCRIPTION	NOTE	05-28-2022 16:06:17	0560	KWSO-DIS	SUBJECT IS HAVING AN EVENT WITH 100 PEOPLE THERE										
	NOTE	05-28-2022 16:10:14	0560	KWSO-DIS	CALLER ADVISED THAT SHERIFFS OFFICE IS SUPPOSED TO BE PATROLLING THE AREA FOR THIS TYPE OF STUFF...THE PROPERTY OWNER HAS AN ORDER ON HIM HES NOT SUPPOSED TO HAVE ANYTHING LIKE THIS GOING ON										
	NOTE	05-28-2022 16:10:29	0560	KWSO-DIS	THEY ARE CAMPING THERE PER CALLER										
	NOTE	05-28-2022 16:23:26	0560	KWSO-DIS	113 AT 392 SPEAKING WITH NEIGHBOR										
	QUERY	05-28-2022 16:31:46	M181	KWSO-DIS	VA DLN (QDLN) [REDACTED]										
	NOTE	05-28-2022 16:35:41	34	KWSO-LT-	113, HOMEOWNERS AT 392 ADVISED THEY CAN HEAR THE BASS FROM HIS MUSIC ON THIER FRONT PORCH SINCE IT IS ON ELEVATED GROUND. THEY CAN NOT HEAR IT IN THIER FRONT YARD SINCE ITS LOWER ELEVATION. JUST WANTED TO MAKE US AWARE OF THE MUSIC. BWC										
	NOTE	05-28-2022 16:49:21	M181	KWSO-DIS	PER 312 ADVICE GIVEN WHILE ON THE COMPLAINANTS FRONT PORCH THE MUSIC WAS VERY FAINT. IF THERE ARE ANY OTHER ISSUES HE HAS THE NUMBER TO MAKE CONTACT										
	NOTE	05-28-2022 17:06:43	0560	KWSO-DIS	CALLER ADVISED U312 HE WANTED HIM TO GO COUNT THE CARS AND LET MR SNEAD KNOW THAT HE WAS BEING WATCHED AND U312 ADVISED THE CALLER THAT THE SHERIFFS OFFICE WILL NOT GET INVOLVED IN THAT										
DISPATCHED UNITS	AGENCY		UNIT		OFFICER										
	DISP	EN ROUTE	ON SCENE	PATIENT CONT	ENR TO HOSP	AT HOSP	LEAVE HOSP	TRANS START	TRANS ARRIVE	TRANS COMPLT	RTN TO QRTRS	AVL ON SCENE	IN QRTRS	CLEAR	MINS
	KWSO		113		213 - DYSON, MARSDEN										
	16:07:14	16:18:25	16:23:09											16:49:36	42
	KWSO		312		312 - STEVENS, WILLIAM R										
	16:18:18	16:18:23	16:20:00											16:49:26	31
REPORTS	AGENCY	UNIT	Report Number		AUTHOR		TYPE		SYSTEM	DATE CREATED		RPT CANC			

SUPPLEMENTAL EVENT DATA

Event Number		CAD22-008798			
NAME		MASON, LISA LOUISE		TYPE	Origin Code
ADDRESS		MD		PHONE 1	
DL STATE		Sex	HEIGHT	HAIR	PHONE 2
MD		F	510		
PERSON NOTES		Race	WEIGHT	EYES	CONTACT METHOD
			160		
PERSON LOCATION NOTES					

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King William County Circuit - Criminal Division
 Case Details

Case Number: CR20000032-00	Filed: 07/09/2020	Commenced by: General District Court Appeal	Locality: KING WILLIAM
Defendant: MASON, LISA L	Sex: Female	Race: White	DOB: [REDACTED]
Address: KING WILLIAM, VA 23086			
Charge: TRESPASS WITH DRONE TO HARASS	Code Section: 18.2-121.3	Charge Type: Misdemeanor	Class: 1
Offense Date: 03/12/2020	Arrest Date: 03/12/2020		

Hearings

#	Date	Time	Type	Room	Plea	Duration	Jury	Result
1	09/16/2020	9:00AM	Trial					Continued Generally
2	11/04/2020	1:00PM	Trial					Judgment Entered (Fines & Costs)

Final Disposition

Disposition Code: Guilty	Disposition Date: 11/04/2020	Concluded By: Trial - Judge With Witness
Amended Charge:	Amended Code Section:	Amended Charge Type:

Jail/Penitentiary:	Concurrent/Consecutive:	Life/Death:
Sentence Time:	Sentence Suspended:	Operator License Suspension Time:
Fine Amount: \$300.00	Costs: \$176.00	Fines/Cost Paid: Yes
Program Type:	Probation Type:	Probation Time:

Probation Starts:	Court/DMV Surrender:	Driver Improvement Clinic:
Driving Restrictions:	Restriction Effective Date:	
VA Alcohol Safety Action:	Restitution Paid:	Restitution Amount:
Military:	Traffic Fatality:	

Appealed Date:

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King William County Circuit - Criminal Division
Case Details

Case Number: CR20000032-00	Filed: 07/09/2020	Commenced by: General District Court Appeal	Locality: KING WILLIAM
Defendant: MASON, LISA L	Sex: Female	Race: White	DOB: 0/05/****
Address: KING WILLIAM, VA 23086			
Charge: TRESPASS WITH DRONE TO HARASS	Code Section: 18.2-121.3	Charge Type: Misdemeanor	Class: 1
Offense Date: 03/12/2020	Arrest Date: 03/12/2020		

Hearings

#	Date	Time	Type	Room	Plea	Duration	Jury	Result
1	09/16/2020	9:00AM	Trial					Continued Generally
2	11/04/2020	1:00PM	Trial					Judgment Entered (Fines & Costs)

Final Disposition

Disposition Code: Guilty	Disposition Date: 11/04/2020	Concluded By: Trial - Judge With Witness
Amended Charge:	Amended Code Section:	Amended Charge Type:

Jail/Penitentiary:	Concurrent/Consecutive:	Life/Death:
Sentence Time:	Sentence Suspended:	Operator License Suspension Time:
Fine Amount: \$300.00	Costs: \$176.00	Fines/Cost Paid: Yes
Program Type:	Probation Type:	Probation Time:

Probation Starts:	Court/DMV Surrender:	Driver Improvement Clinic:
Driving Restrictions:	Restriction Effective Date:	
VA Alcohol Safety Action:	Restitution Paid:	Restitution Amount:
Military:	Traffic Fatality:	

Appealed Date:

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Build #: 3.9.0.1

King William General District Court



Traffic/Criminal Case Details

NOTE: This case was appealed to circuit court on 06/23/2020. See circuit court for final disposition.

King William General District Court

- Name Search
- Case Number Search
- Hearing Date Search
- Service/Process Search

Case/Defendant Information

Case Number : GC20000332-00	Filed Date : 03/13/2020	Locality : COMMONWEALTH OF VA
Name : MASON, LISA L	Status : Released On Summons	Defense Attorney :
Address : KING WILLIAM, VA 23086	AKA1 :	AKA2 :
Gender : Female	Race : White	DOB : 07/05/1982

- Name Search
- Case Number Search
- Hearing Date Search
- Service/Process Search

Charge Information

Charge : TRESPASS WITH DRONE TO HARASS		
Code Section : 18.2-121.3	Case Type : Misdemeanor	Class : 1
Offense Date : 03/12/2020	Arrest Date :	Complainant : HIXENBAUGH, LT T W
Amended Charge :	Amended Code :	Amended Case Type :

Hearing Information

Date	Time	Result	Hearing Type	Courtroom	Plea	Continuance Code
06/18/2020	11:00 AM	Finalized	Adjudicatory		Not Guilty	
04/16/2020	09:00 AM	Continued	Arraignment			Agreement
03/19/2020	09:00 AM	Continued	Arraignment			Agreement

Service/Process

Disposition Information

Final Guilty Disposition :		
Sentence Time : 00Months 00Days 00Hours	Sentence Suspended Time : 00Months 00Days 00Hours	
Probation Type :	Probation Time : 00Years 00Months 00Days	Probation Starts :
Operator License Suspension Time : 00Years 00Months 00Days	Restriction Effective Date :	

Operator License Restriction Codes :		
Fine : \$0.00	Costs : \$0.00	Fine/Costs Due :
Fine/Costs Paid Paid :	Fine/Costs Paid Date : 06/18/2020	VASAP :

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Build #: 6.2.1.3

King William General District Court



Traffic/Criminal Case Details

King William General District Court

NOTE: This case was appealed to circuit court on 06/23/2020. See circuit court for final disposition.

Case/Defendant Information

Case Number : GC20000495-00	Filed Date : 05/27/2020	Locality : COMMONWEALTH OF VA
Name : MASON, LISA LOUISE	Status : Released On Summons	Defense Attorney :
Address : KING WILLIAM, VA 23086	AKA1 :	AKA2 :
Gender : Female	Race : White	DOB : 10/05/****

- Name Search
- Case Number Search
- Hearing Date Search
- Service/Process Search

Charge Information

Charge : TRESPASS WITH DRONE TO HARASS		
Code Section : 18.2-121.3	Case Type : Misdemeanor	Class : 1
Offense Date : 05/24/2020	Arrest Date :	Complainant : SNEAD, CHARLES G
Amended Charge :	Amended Code :	Amended Case Type :

- Name Search
- Case Number Search
- Hearing Date Search
- Service/Process Search

Hearing Information

Date	Time	Result	Hearing Type	Courtroom Plea	Continuance Code
06/18/2020	11:00 AM	Finalized	Adjudicatory	Not Guilty	
06/18/2020	09:00 AM	Continued	Arraignment		Agreement

Service/Process

Disposition Information

Final Disposition : Guilty		
Sentence Time : 00Months 00Days 00Hours	Sentence Suspended Time : 00Months 00Days 00Hours	
Probation Type :	Probation Time : 00Years 00Months 00Days	Probation Starts :
Operator License Suspension Time : 00Years 00Months 00Days	Restriction Effective Date :	

Operator License Restriction Codes :		
Fine : \$0.00	Costs : \$0.00	Fine/Costs Due :
Fine/Costs Paid Paid :	Fine/Costs Paid Date : 06/18/2020	VASAP :

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