



County of King William, Virginia

**PLANNING COMMISSION MEETING  
SEPTEMBER 6, 2022 – 7:00 P.M.  
KING WILLIAM COUNTY ADMINISTRATION BUILDING  
KING WILLIAM, VIRGINIA**

1. Call to Order
2. Roll Call
3. Review and Adoption of Meeting Agenda
4. Review and Approval of Minutes:
  - a. August 9, 2022
5. Public Comment Period – Speakers: *One opportunity of 3 minutes per individual or 5 minutes per Group on Non-Public Hearing Matters*
6. Old Business
  - a. Review Updates to the Zoning and Subdivision Ordinance
7. New Business
  - a. Discussion of Solar Facilities
  - b. Discussion of PUD's
8. Staff and/or Special Committee Reports
  - a. Edmunds Reports provided by Christina Grover
  - b. Violation Logs
  - c. Commissioner Comments
9. Adjournment

**3.**

**August 9, 2022**

**Meeting Minutes**



**MINUTES  
KING WILLIAM COUNTY  
PLANNING COMMISSION  
REGULAR MEETING OF AUGUST 9, 2022**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 9th day of August 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 Matthew Sluder at 7:00 p.m.

**Agenda Item 2. ROLL CALL**

**The members were present:**

Darrell Kellum  
Bonnie Hite  
Don Wagner  
Chairman Matthew Sluder

**Also in Attendance:**

Sherry Graham, Director of Planning  
Percy Ashcraft, County Administrator  
Christina Grover, Zoning Administrator  
Barbara Trimmer, Planning Secretary

**Agenda Item 3. REVIEW AND ADOPTION OF MEETING AGENDA**

Chairman Sluder requested a motion to adopt the meeting agenda. Ms. Hite moved for the adoption of the August 9, 2022, meeting agenda; Mr. Wagner seconded the motion.

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

#### **Agenda Item 4. REVIEW AND APPROVAL OF MINUTES**

Chairman Sluder requested a motion to approve the minutes from the July 5, 2022, meeting. Ms. Hite made a motion to approve the July 5, 2022, minutes as amended. Mr. Wagner seconded the motion.

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

#### **Agenda Item 5. PUBLIC COMMENT PERIOD**

The Chairman opened the floor for public comments.

There being no one else in person or via Zoom to speak, the Public Comment Period was closed.

#### **Agenda Item 6. PUBLIC HEARING**

##### **a. Updates to the Zoning and Subdivision Ordinance**

Sherry Graham presented the proposed changes to the Planning Commission. After the Planning Commission held a discussion, Chairman Sluder opened the floor for comments or questions. Mr. Charles Piersa, 2<sup>nd</sup> District, brought to the Planning Commission's attention a problem with goats and chickens being in the road and that something needed to be done to prohibit chickens and goats from free ranging off the owner's property. The Planning Commission will research this to see what can be done to resolve this issue. Lisa Mason, 2<sup>nd</sup> District, questioned the housing/stables on vacant parcels and what the setback requirements would be. Jeanette Wagner discussed the waterfront lots and land requirements for horses. There being no further comments, the Chairman closed the public hearing.

After further discussion, the Planning Commission agreed to table the addition of special events under the matrix of permitted uses, discussion of modifying the setbacks in the Resources Protection Area, adding clarification for measurement of the centerline of 360/30 in the Transportation Corridor Overlay District, discussion of agriculture-private use, landscaping and buffering requirements, and changing the definitions of industry. Also to be discussed is the size of buildings to be used for housing livestock.

Mr. Wagner made a motion, seconded by Ms. Hite to recommend approval of the following items to the Board of Supervisors:

- 1) Definitions of Special Event-Private, Special Event-Public, and Special Event-Charity or Religious.
- 2) Definitions of Temporary Sales, Temporary Stands, Temporary Open-Air Stands.
- 3) Addition of (9) The minimum lot size, area, and setbacks do not apply to public utility parcels owned or operated by the County.
- 4) Allowing one accessory structure to be placed in the front yard.
- 5) Changing the Matrix to allow water towers by-right in the A-C and R-R zoning districts.

- 6) Separate public water and sewer under two different lines in the Matrix of Permitted Uses and permit public water service by-right in all zoning districts.
- 7) To allow accessory dwellings to apply for a cup if over 800 square feet in size.
- 8) To require kennels to be located behind the primary residence, or meet the front yard requirements on vacant parcels, or be more than ten acres.
- 9) Under exempt subdivision, allow parcels to abut a primary highway as well as a secondary highway.
- 10) Allow for exempt subdivisions to be divided under a family division and on parcels greater than 50 acres.
- 11) Change the required lot size for parcels not served by public water and sewer under the cluster development to 40,000.
- 12) Include the requirement for driveways in the R-1 district to be concrete or paved.  
(Under Major Subdivisions)

**Agenda Item 7. OLD BUSINESS**

Sherry Graham informed the Planning Commission that the EDA would be holding another Farmer's Market at the High School on August 29<sup>th</sup> from 4:00 til 7:00 p.m.

The Planning Commission will also have a joint work session on October 12<sup>th</sup> with the Economic Development Authority.

**Agenda Item 8. NEW BUSINESS**

None

**Agenda Item 9. STAFF AND COMMITTEE REPORTS**

Edmonds Reports and Violation Logs were presented to the Board Ms. Grover.

**Agenda Item 9. ADJOURNMENT**

There being no further business, Chairman Sluder requested a motion to adjourn the meeting. Ms. Hite moved to adjourn the meeting, seconded by Mr. Kellum. There being no further business, the meeting adjourned at 8:50 p.m.

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**Matthew Sluder, Chairman**

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**Sherry Graham, Commission Secretary**

**6a.**

**Old Business**

**Subdivision and Zoning  
Ordinance**



Board of Supervisors

County Administrator

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:** Planning Commission  
**FROM:** Sherry Graham, Director of Planning  
**SUBJECT:** Amendments to Zoning Ordinance  
**DATE:** September 6, 2022

### **Background**

At their August 22, 2022, meeting, the King William County Board of Supervisors approved the following amendments to the Zoning and Subdivision Ordinance:

Under Article II, Definitions, the following additions were incorporated:

#### **1. Definitions of**

- a. **Special Event-Private** means a private event such as a birthday party, family reunions, that is by invitation only. Private events are defined as events that include persons who have not been charged an admission or made a contribution towards the costs of such gathering or assembly for the purpose of amusement, entertainment, or similar common purpose on private property where the special event is to be located.
- b. **Special Event-Public** means an event such as a circus, fair, carnivals, festivals which is advertised to the public. Events in which the public is invited on public and private property which may affect public safety, health, or welfare by it's impact on surrounding property.
- c. **Special Event-Charity or Religious** means an event such as a fund raiser held by a non-profit organization or a church affiliation. The zoning permit fee will be waived for charity or religious special events.

#### **2. Definition of (To replace wayside stands)**

- a. **Temporary Sales** means temporary stands or outdoor areas for sale of Christmas trees, and the like not to exceed ninety (90) days. A zoning permit is required. (To be placed in the matrix as permitted by-right in the A-C, B-1 and B-2 zoning districts)

- b. Temporary Stands for sale of fireworks not to exceed fourteen (14) days per calendar year. A zoning permit is required. (To be placed in the matrix as permitted by-right in the B-1, and B-2 zoning districts)
  - c. Temporary Open-air Stands for seasonal sales of products raised on the premises. A zoning permit is required. (To be placed in the matrix as permitted by-right in the A-C, B-1, and B-2 zoning districts)
3. Under Section 86-110. Add under the Table of Minimum Site Area and Dimensional Regulations 9. The minimum lot size, area, and setbacks do not apply to public utility parcels owned or operated by the County.
  4. Under Section 86-112. Modifications to lot area regulations; add:
    - (5) Accessory buildings and structures shall not be constructed in a front yard on a lot that is less than five acres. One accessory building may be constructed in a front yard on a lot that is five acres or more provided that the requirements for front yard setbacks in Article VI are met and the size of the accessory structure does not exceed 50% of the first floor area of the main dwelling, and not located directly in front of the primary dwelling, and in conformity with all other applicable provisions of this ordinance.
    - (6) For any lots where the rear and side yards are located in the Resources Protection Area, accessory buildings and structures may be located in a front yard in order to be located outside of the Resources Protection Area.

Wording was also changed to only permit one accessory building or structure.

5. Under Section 86-140, Use Matrix, Under the heading of Civic, **separate public water and sewer system**. No changes were made to the public sewer system and under the **public water system allow it to be permitted by right in all zoning districts**. Under **Water Tower**, include zoning districts A-C and R-R as permitted by right.
6. Under Section 86-140, Use Matrix, Under the heading of Civic, all Water Towers **by-right in the A-C and R-R zoning districts**.
7. Under Section 86-154. Accessory dwelling unit (3) to read as follows:
  - (3) An accessory dwelling structure that detached shall be no more than 800 gross square feet **unless a conditional use permit has been approved**.
8. Under Section 86-245. Kennel, private, the following was added:
  - (4) **Kennels to be located behind the primary residence or if located on a vacant parcel, the kennel must meet the front yard setback requirements for the zoning district. This does not apply to parcels 10 acres or more in the A-C, agricultural-conservation zoning district.**
9. Under Section 86-438. Exempt Subdivisions. The following wording was added:
  - (2) Any further subdivision of a previously exempted lot pursuant to this exemption shall constitute a major subdivision **except for family divisions and on parcels of 50 acres or more** and shall be subject to all applicable governing ordinances and requirements.
10. Under Section 86-456. Cluster subdivisions. The following wording was added to change the size of the lot when neither public water or sewer is available.

- (2) b. Lot area. Lots shall have a minimum lot size of 15,000 sf for lots served by both water and sewer, 20,000 sf if lots are served by public water or public sewer only and ~~30,000~~ 40,000 sf if the lot is not served by either public water or public sewer. Lots served by a private septic must accommodate an approved septic field with a 100 percent reserved field or other approved on-site wastewater or discharge system as approved by VDH or appropriate state agency.

11. Under Section 86-460. Major subdivisions, the following was added:

(2)c. All driveways must have a concrete apron that meets VDOT standards. The remainder of the driveway must consist of concrete with a minimum thickness of 4" or asphalt with a minimum thickness of 2" and a granular base aggregate of 6" to 8" in thickness. The driveway must be sloped towards the street when possible to eliminate standing water.

### **Items That Were Tabled**

At the Planning Commission's recommendation, the followed changed were tabled for additional review:

- a. Review Section 86-140 under the Matrix of permitted uses for special events.
- b. Review Section 86-112, Modifications to lot area regulations - setbacks for accessory buildings and structures to be located in the front yard and in the Resources Protection Area.
- c. Review Section 86-136.2 Boundaries, clarify wording on measurements from the centerline of U.S. highway 360 and 30.
- d. Review Section 86-136.5 of the Transportation Corridor Overlay District, for changes to (6) Building Exteriors.
- e. Review the proposed Section 86-151.1 Agriculture, Private Use.
- f. Section 86-294. Buffering,
- g. Review sections of the ordinance pertaining to landscaping.
- h. Review Article II, Definitions for Industry, Heavy, Medium, and Light and zoning districts to permit the different industrial uses.

### **Additional Items to Consider**

Capping the land area permitted to be developed in the County under solar facilities.

Discussion of PUD's