

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)



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.

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.

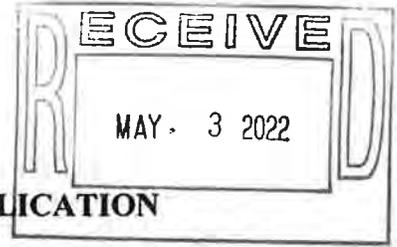
2. Necessary safeguards such as noise levels from amplified noise, fireworks, gunfire, explosions, ATVs will be prohibited for the protection of surrounding property, persons, and the neighborhood values.
3. Any exterior lighting shall meet the requirements of Article XII and be approved by the Director 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

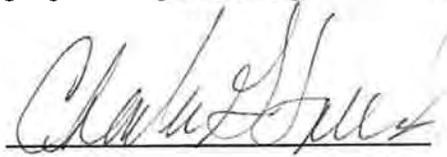
5. Describe water supply plans: Private

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:

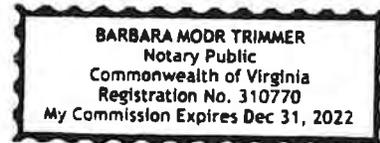


STATE OF: Virginia COUNTY OF: King William to-wit:

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

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	\$ 205.00
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

_____ 7/10 7/10/18

Signature and Date
Planning Office

Signature and Date
Treasurer's Office



Business license obtained 7/00/10
 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 Snead, Arild Trent Ph. # 304-240-7823
 Mailing Address 281 Roane Oak Trail, KW, Va 23086
 Email Charles.snead428@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 Snead Charles Snead 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 BW Smith 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.)	\$ _____
CONUSE	Conditional Use/Rezoning Ap.	\$ _____
VARINC	Variance Applications	\$ _____
APPEAL	Appeals Fees-Zoning Decisions	\$ _____
HISREV	Hist. Pres. & Architectural Review Bd.	\$ _____
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BOND	Escrow Acct. for Cash Bonds	\$ _____
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ZPER	Zoning Permits	\$ _____
BPER	Building Permits	\$ _____
SURC	Building Permit Surcharge	\$ _____
PLNR	Building Plans Review Fee	\$ _____
RENSP	Re-Inspection Fee / Penalty	\$ _____
FPCP	Fire Prevention	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
TOTAL REMITTANCE TO TREASURER		\$ 30.00

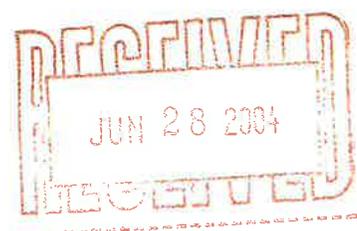
Signature and Date
Planning Office

Signature and Date
Treasurer's Office

13-2007
281 Rocne Oak Rd
KW 23086

Designated Lien Agent:
Address:
Phone:

Called
7-28-04
HW



King William County
Building Residential Application
PO Box 215
King William, Virginia 23086
(804) 769-4934

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

Wills County
 Wills, MO 64686
 Wills

WILLS COUNTY

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 WILLS COUNTY
 WILLS COUNTY
 WILLS COUNTY

OWNER NAME/ADDRESS
 1000 CHASE
 1000 CHASE
 WILLS, MO 64686

WILLS ADDRESS
 1000 CHASE
 WILLS, MO 64686

CONTRACTOR NAME/ADDRESS
 WILLS

WILLS AND WILLS

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WILLS COUNTY WILLS COUNTY WILLS COUNTY

WILLS COUNTY 1,500.00

WILLS COUNTY 25.00
 WILLS COUNTY 1.00
 WILLS COUNTY

TOTAL FEE 1,526.00

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

REQUIRED SIGNATURES

ISSUED BY

King William County
King William, VA 23061
Ken Allen

ELECTRICAL PERMITS

ISSUE NO: 200802-000
ISSUE DATE: 02/01/08
ISSUE TYPE: RENEWAL
ISSUE VALUE: \$1,400.00
ISSUE DATE: 02/01/2007

OWNER NAME/ADDRESS: KING WILIAM COUNTY
JOB NO: 08-0000
JOB NAME: WASTE TANK
PERMIT NO: 2008-000

PERMIT TYPE: ELECTRICAL
ISSUE NO: 2008-000
ISSUE DATE: 02/01/08
ISSUE TYPE: RENEWAL
ISSUE VALUE: \$1,400.00
ISSUE DATE: 02/01/2007

CONSTRUCTION AT SITE: WORKMAN FURNISH ALL MATERIALS TO BE USED ON JOB
ON COMPLETION OF JOB, OWNER TO REMOVE ALL MATERIALS FROM SITE

ISSUE TYPE: RENEWAL
ISSUE VALUE: \$1,400.00
ISSUE DATE: 02/01/08
ISSUE TYPE: RENEWAL
ISSUE VALUE: \$1,400.00
ISSUE DATE: 02/01/08

DECORATIVE IDENTIFICATION:
TYPE: OTHER
PRESENT ON JOB: YES
REASON: NONE

JOB VALUE:	\$1,400.00
PERMIT FEE:	\$5.00
STATE DISBURSEMENT:	\$0.00
TOTAL FEE:	\$5.00

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.

SUBMITTED SIGNATURES

ISSUED BY

1100 1/2 West Street
 Wind Hill, MA 01890
 (978) 353-1111

USE ONLY FOR RESIDENTIAL

PERMIT NUMBER: 00000000 - 2000
 YEAR: 2000
 APPROVAL DATE: 5/01/2000
 EXPIRES DATE: 5/01/2000
 EXPIRES DATE: 5/01/2000

OWNER NAME ADDRESS
 OWNER: CHARLES
 100 RUBY DR ROAD
 WIND HILL, MA 01890

CITY/TOWN
 20 WIND HILL

CONTRACTOR NAME ADDRESS
 NAME: BOB BOB BOB

PHONE: 1-800-765

PHONE: 800 800 800

PERMIT TYPE	DESCRIPTION OF CONSTRUCTION - QUANTITY	SECTION #	SECTION #
REPAIRS	REPAIRS TO ROOF	SECTION 1	SECTION 1
REPAIRS	REPAIRS TO ROOF	SECTION 2	SECTION 2
REPAIRS	REPAIRS TO ROOF	SECTION 3	SECTION 3

REVISIONS TO CITY: 1) REVISIONS TO CITY 2) REVISIONS TO CITY 3) REVISIONS TO CITY

USE ONLY FOR RESIDENTIAL
 OTHER: RESIDENTIAL

USE ONLY FOR RESIDENTIAL UNITS
 OTHER: RESIDENTIAL

SECTION: 1000

PERMIT TYPE	DESCRIPTION OF CONSTRUCTION - QUANTITY	SECTION #	SECTION #
REPAIRS	REPAIRS TO ROOF	SECTION 1	SECTION 1
REPAIRS	REPAIRS TO ROOF	SECTION 2	SECTION 2
REPAIRS	REPAIRS TO ROOF	SECTION 3	SECTION 3

JOB VALUE	\$1,000.00
PERMIT FEE	\$100.00
STATE SURCHARGE	\$2.00
OTHER FEES	

APPROVAL OF THIS PERMIT SHALL NOT BE HELD TO PREVENT OR TO DENY APPROVAL OF A VIOLATION OF ANY PROVISION OF COUNTY ORDINANCES OR ANY STATE LAW. 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 LAW REGULATING BUILDING CONSTRUCTION AND USE.

TOTAL FEES	\$102.00
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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



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 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

CERTIFIED MAIL

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OFFICIAL USE

Certified Mail Fee \$

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 \$

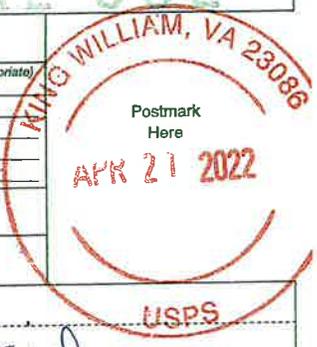
Total Postage and Fees \$ **7.33**

Sent To **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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OFFICIAL USE

Certified Mail Fee \$

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 \$

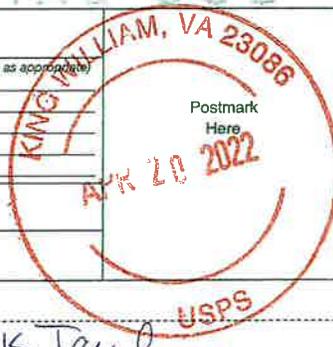
Total Postage and Fees \$ **7.33**

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



1187 6821 2349 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 1187

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

[Signature]

B. Received by (Printed Name) **Charles Sneed**

C. Date of Delivery

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

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

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For delivery information, visit our website at www.usps.com

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	\$ 6.46 ⁵
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.46⁵



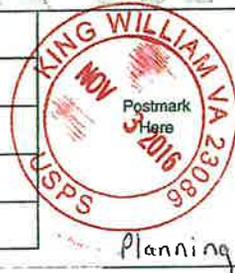
Sen. Charles G. Snead
 Street or P. 101 West Broad Street, #100A
 City, Richmond, VA 23220

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	\$ 6.46 ⁵
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.46⁵



Sent To Charles G. Snead
 Street, / or PO B 281 Roane Oak Trail
 City, Sta 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

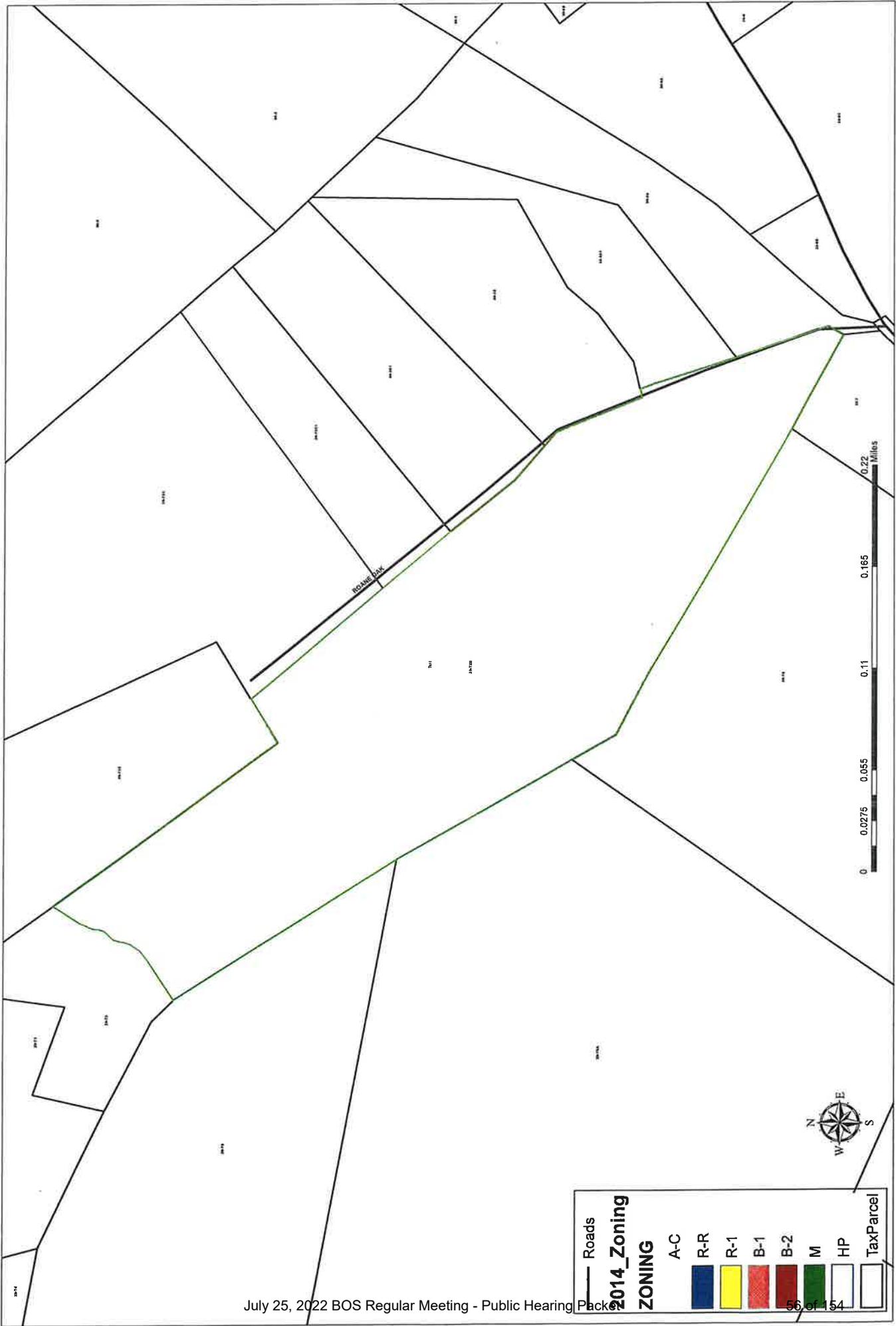
COMPLETE THIS SECTION ON DELIVERY

A. 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

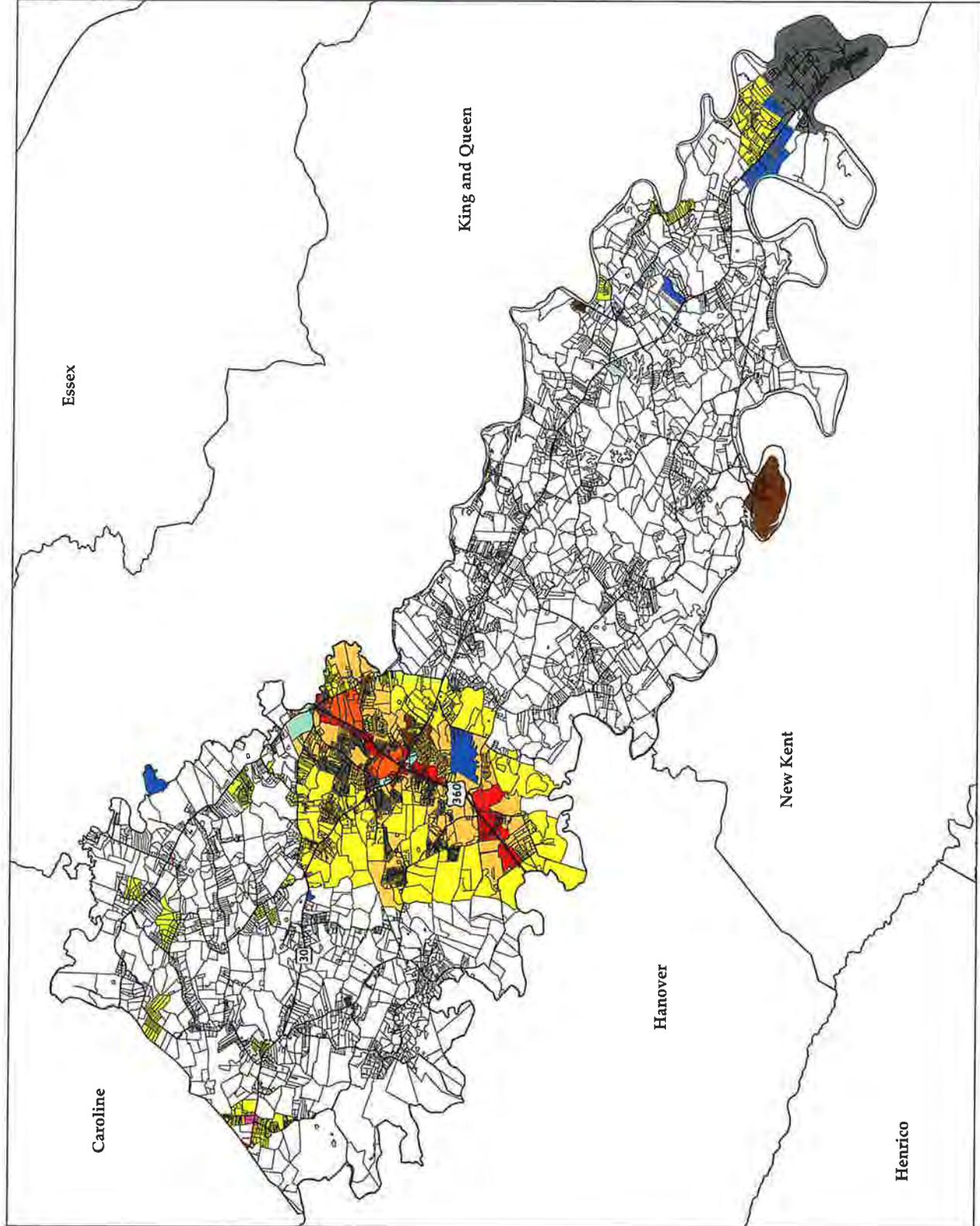


FUTURE LAND USE MAP

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

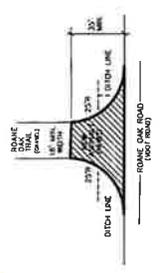


PLAT SUBMITTED BY APPLICANT

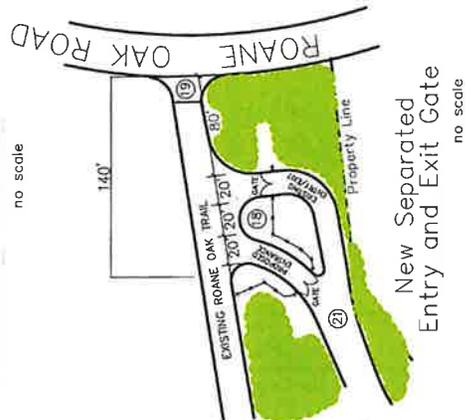
LEGEND

- 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



New Paved Commercial Entrance
no scale



New Separated Entry and Exit Gate
no scale

PRELIMINARY SITE PLAN
FOR
CONDITIONAL USE SUBMITTAL
FOR
CAMPGROUND



Sread Associates, P.C.
Land Use Planning
8065 Compton Parkway, #700
Newport News, VA 23601
Tel: (804) 643-4300

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

PRELIMINARY
SITE PLAN

Date:	5-13-2022
Scale:	C.U.S. Scale
Drawn By:	C.O. Sealed
Checked By:	C.O. Sealed
Project Number:	

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

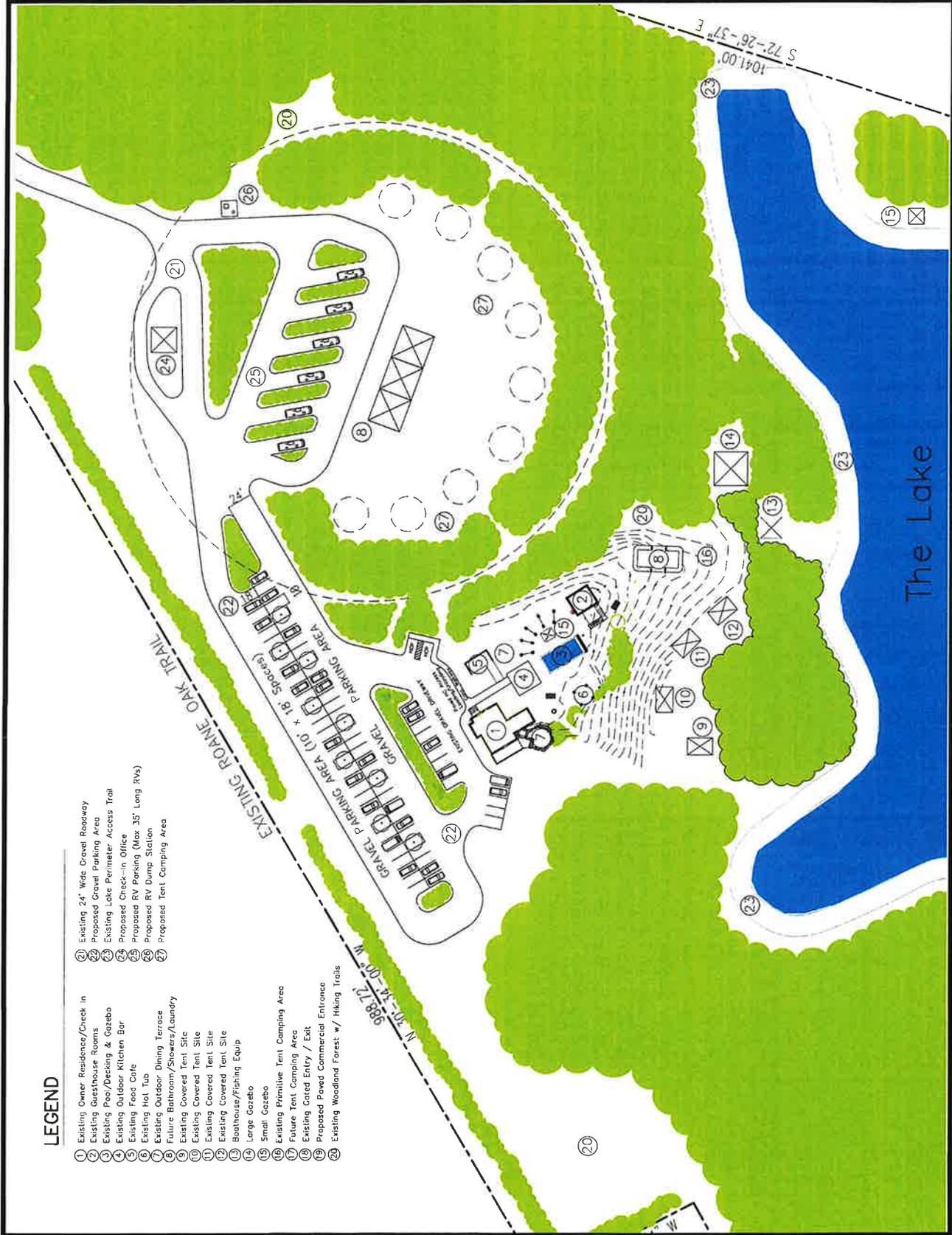
TAX MAP# 29-72D

No.	Description	Date

**PRELIMINARY
 SITE PLAN**

Date: 5-3-2022
 Scale: C.G. Staal
 Designed By: C.G. Staal
 Drawn By: C.G. Staal
 Checked By: C.G. Staal
 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 Boat House/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 Snead 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 (clearcuts 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.

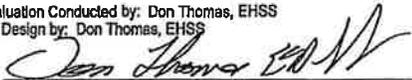
- Do NOT plant hydrophilic trees within 20' of drainfield.
 - Do NOT drive over drainfield before, during or after installation.
 - Do NOT drive over reserve drainfield area.
 - Do NOT drive over or within 10' of the tank components.
 - Do NOT drive within 10' of the drainlines.
- Install in dry soil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

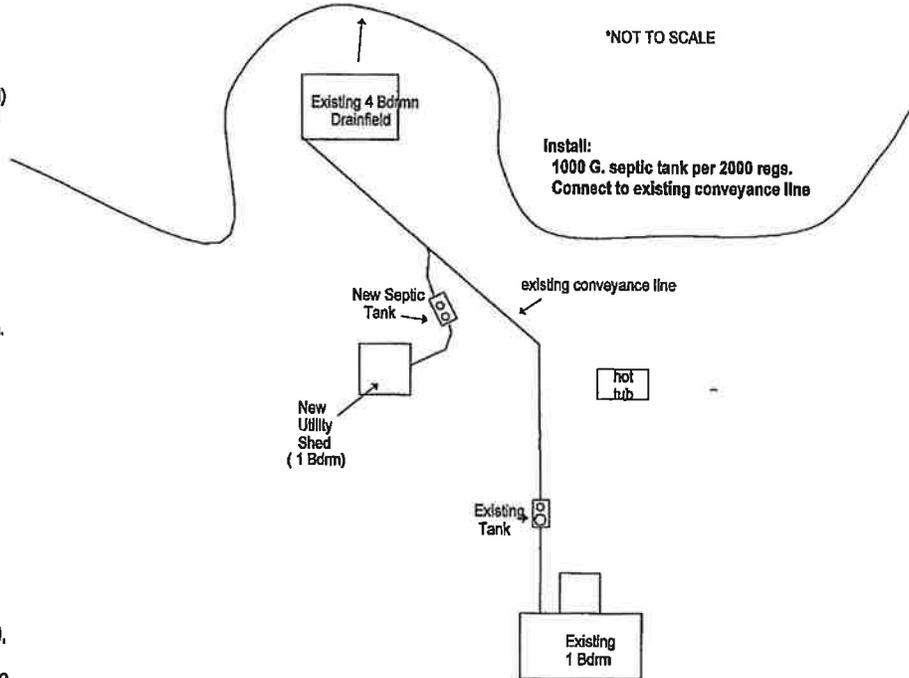


Don Thomas, EHSS

April 12, 2007
 Issue Date

October 12, 2008
 Expiration Date

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.



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



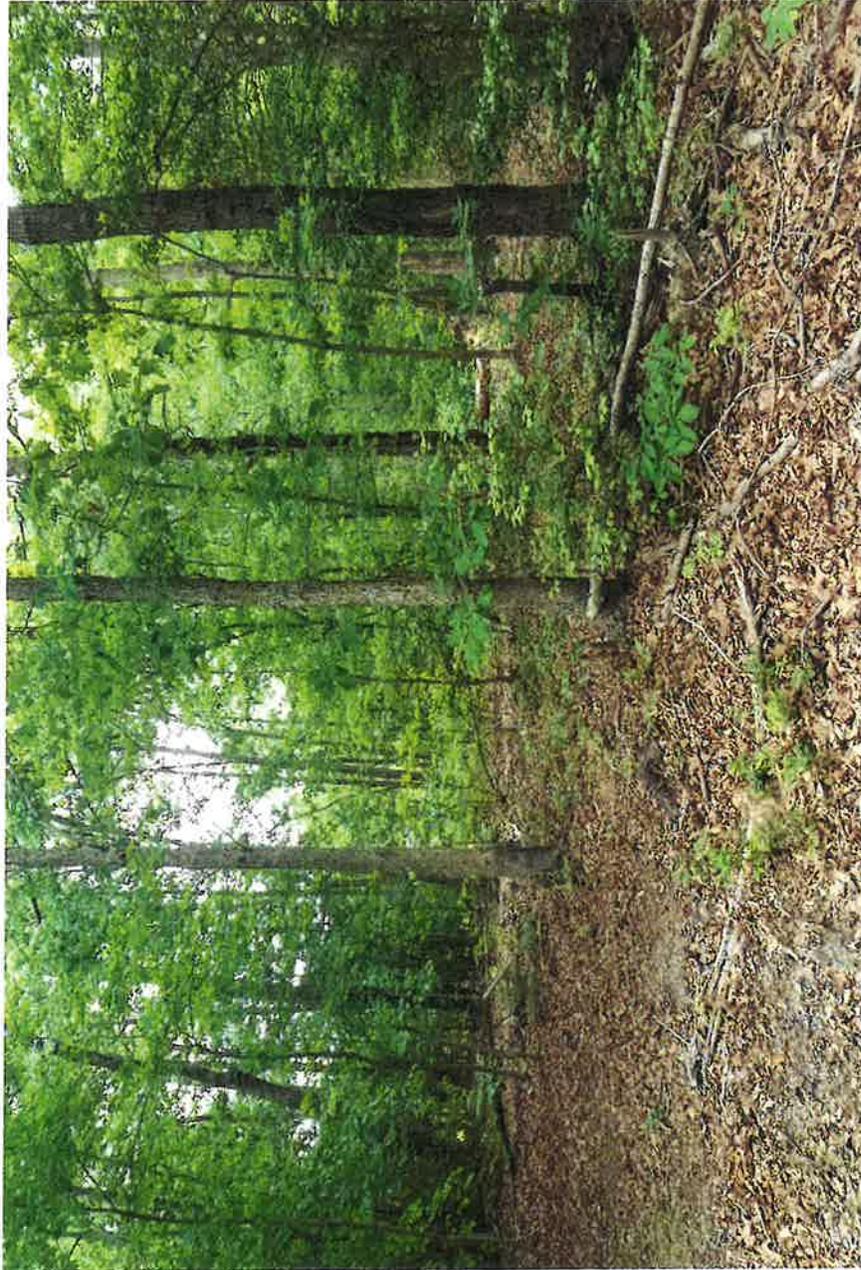
Proposed area for RV Parking, Dump Station and Tent Camping Sites



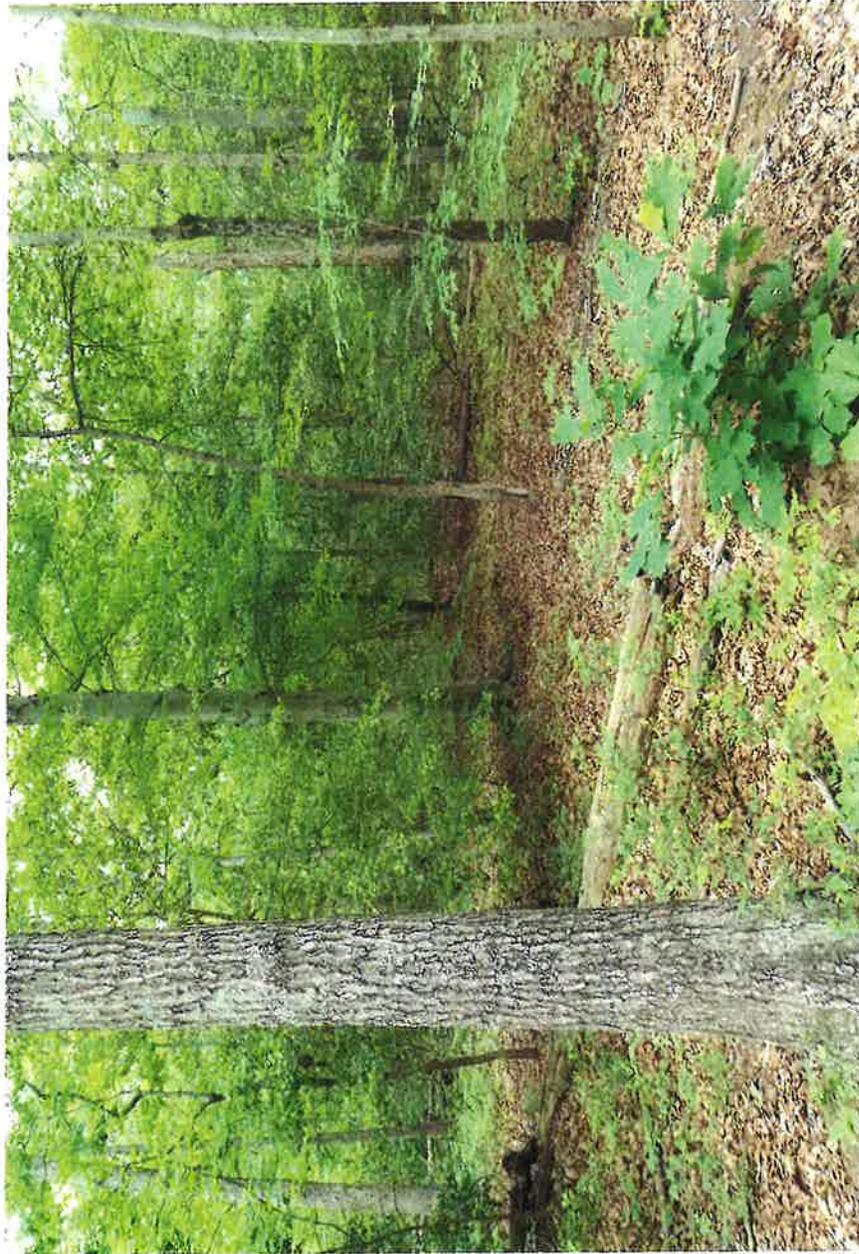
View Towards Dwelling



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



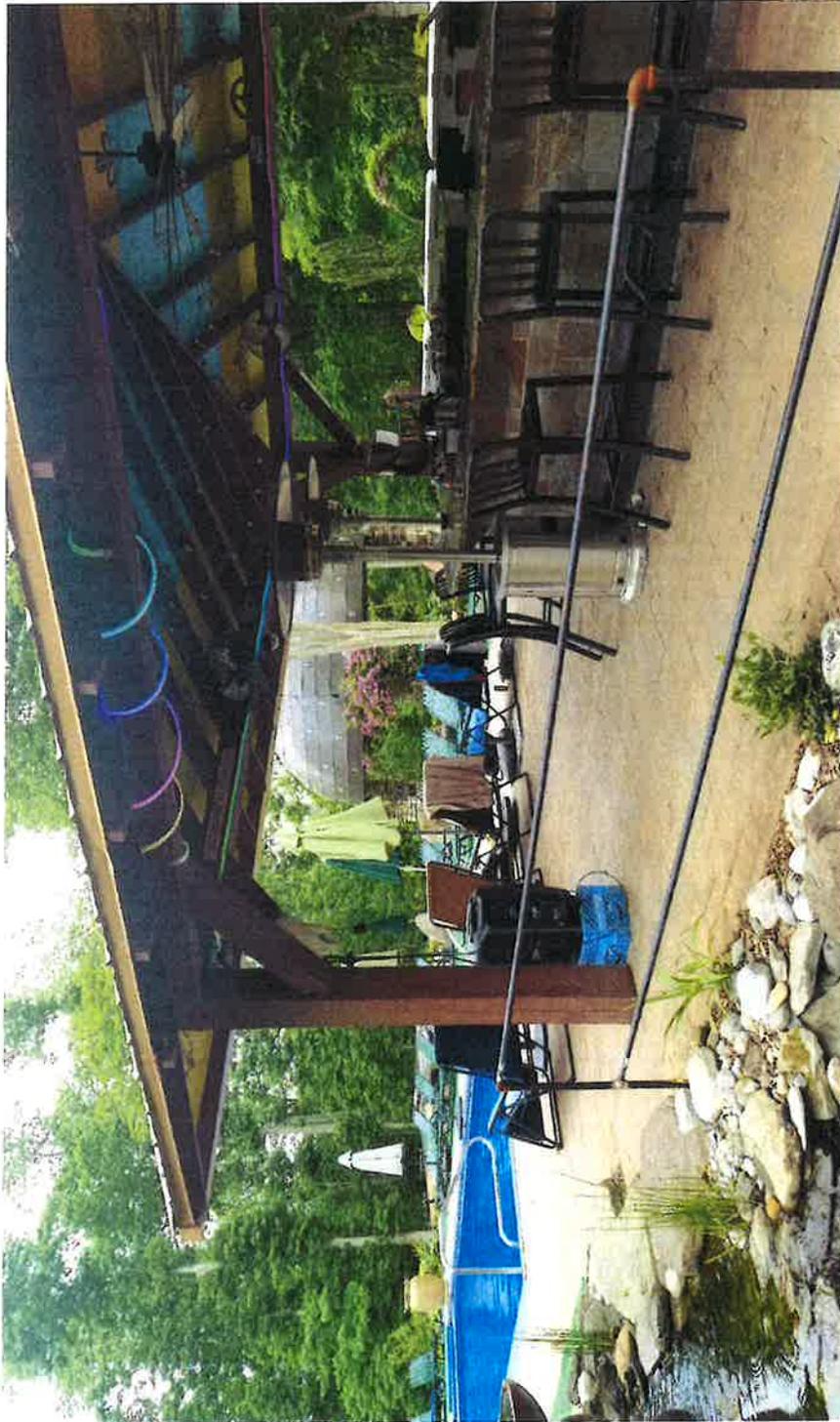
Main House #1



Pool Area #3



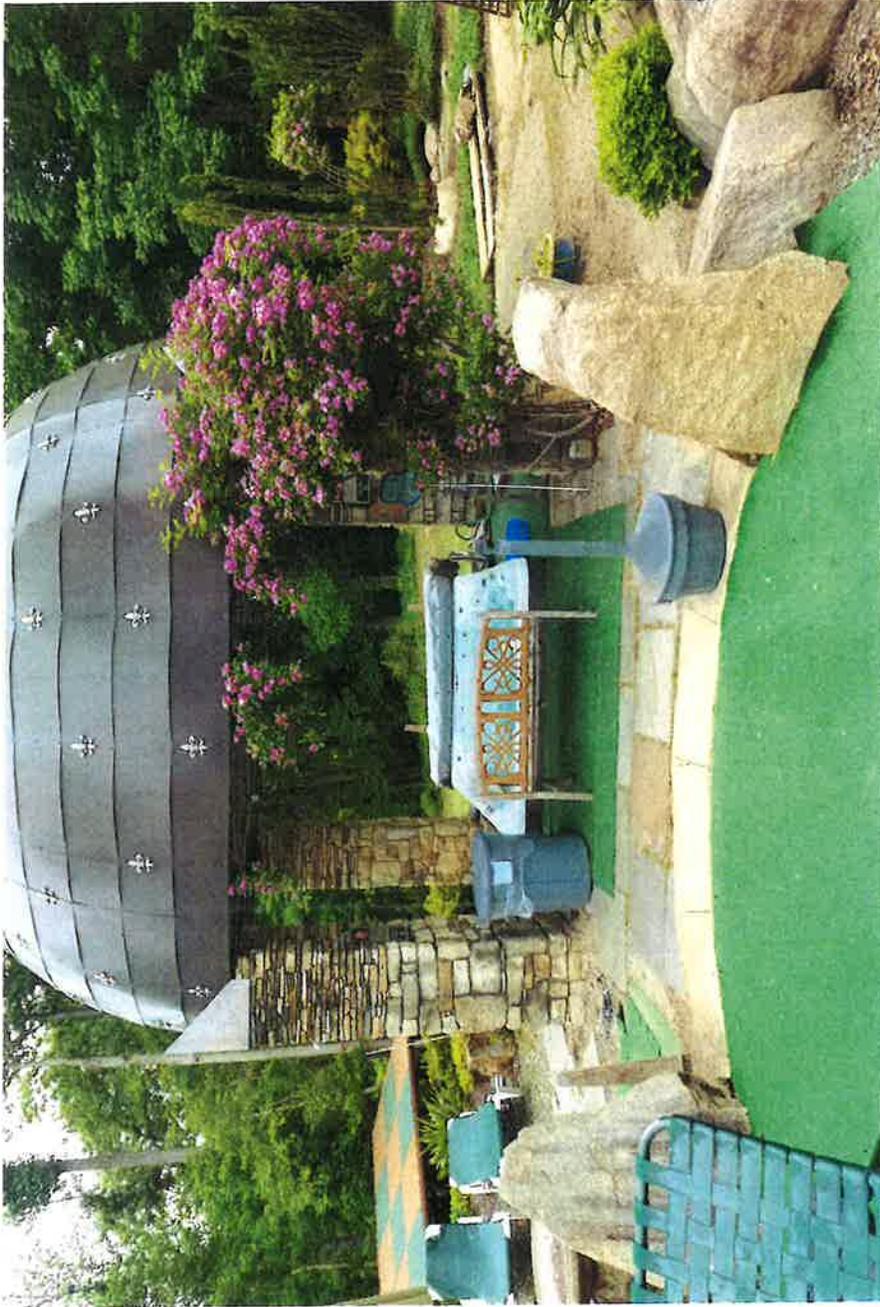
Outdoor Dining #7



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



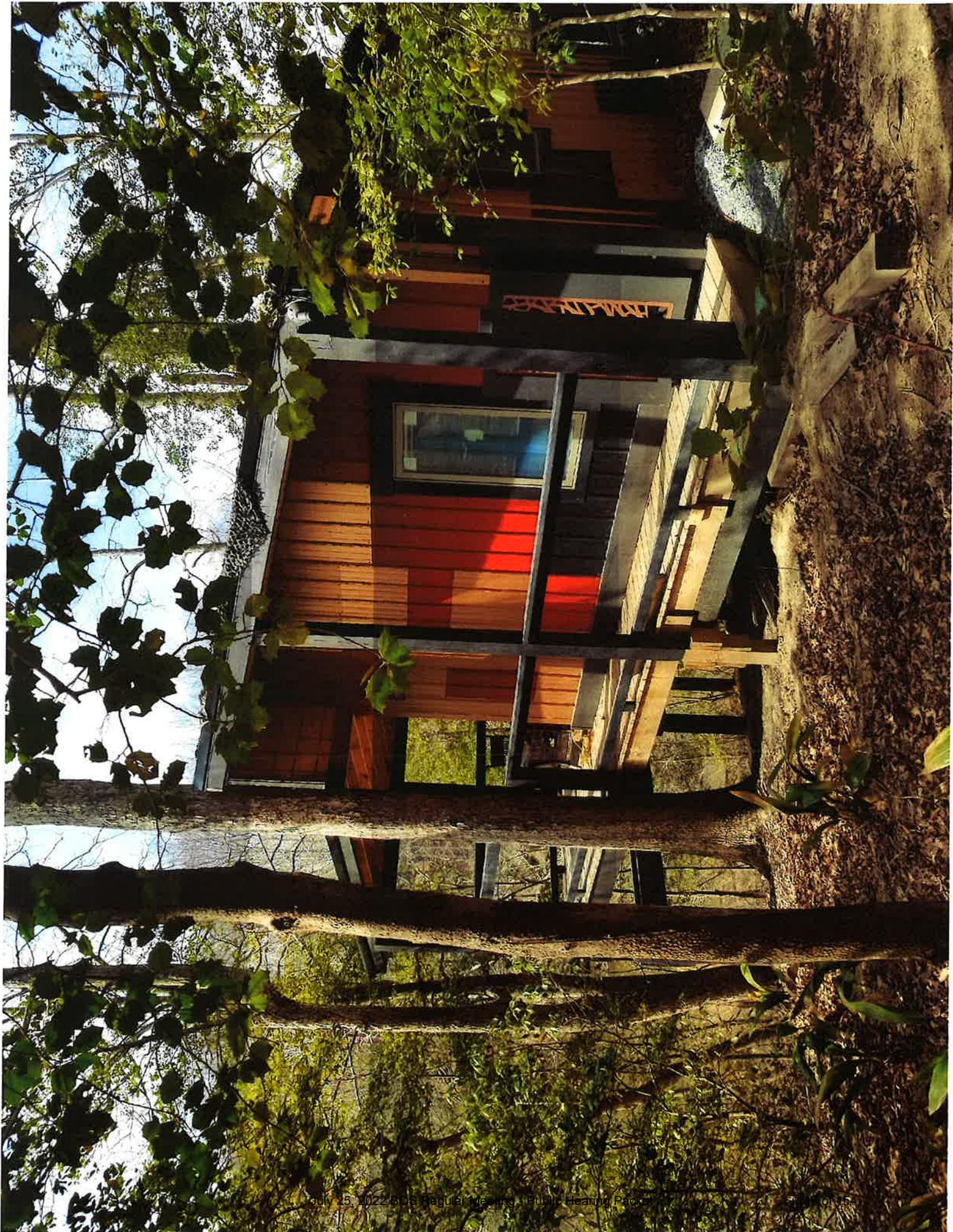
Entrance



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	1B 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