

**APPROVED MINUTES
KING WILLIAM COUNTY ECONOMIC DEVELOPMENT AUTHORITY
JOINT WORK SESSION MEETING WITH PLANNING COMMISSION
OCTOBER 12, 2022**

A joint work session meeting of the King William County Economic Development Authority Board of Directors and the King William County Planning Commission was held on the 12th day of October 2022, beginning at 7:00 p.m. in the Board Room of the County Administration Building and via Zoom.

Agenda Item 1. CALL TO ORDER

Chairman Rhoads called the Economic Development Authority to order.
Chairman Sluder called the Planning Commission to order.

Agenda Item 2. ROLL CALL

The members of the Economic Development Authority were polled:

Eugene L. Campbell, Jr. – Secretary/Treasurer	Aye
D. Straughan Robinson, III	Aye
Jason Brown	Aye
Robert Hardwick	Aye
Kenneth A. Holderied	Aye
Charles F. Piersa – Vice Chair	Aye
Tiffany K. Barber	Aye
Sarah Williams	Aye
C. Meade Rhoads, Jr. – Chairman	Aye

The members of the Planning Commission were polled:

Darrell Kellum	Aye
Bonnie J. Hite	Aye
Donald M. Wagner	Aye
Stephen K. Greenwood	Aye
Mathew W. Sluder	Aye

Agenda Item 3. REVIEW AND ADOPTION OF AMENDED MEETING AGENDA

Mr. Brown made a motion to approve the Meeting Agenda as presented. Ms. Barber seconded. The Chairman called for any discussion. All were in favor with none opposed.

Agenda Item 4. APPROVAL OF MINUTES

Mr. Campbell made a motion to approve the August 17, 2022 and September 14, 2022 minutes as presented. Mr. Brown seconded. The Chairman called for any discussion. All were in favor with none opposed.

Agenda Item 5. PRESENTATIONS

5.a. RKG Fiscal Impact Presentation – Kyle S. Talente, President

Mr. Talente asked Mr. Rhoads about parcels and if highest and best use is residential. No infrastructure for industry makes residential taxes higher. He is trying to reconcile the wants of the EDA with real opportunities. Mr. Talente said the EDA needs to decide the vision for the County.

Mr. Wagner said the County has a good Comprehensive Plan, and the Planning Commission is committed to working with the EDA. He said commercial and industrial development needs to balance residential which is shown in the future land use map. He said areas can be rezoned if needed for the welfare of the County.

Mr. Kellum said there are less than a dozen properties suitable for suburban development. To bring a drug store to the County, 2,000 additional houses are needed. He asked Mr. Talente if he has seen where a County has purchased property to control the pace of development and make money in the process.

Mr. Hardwick said the County needs to seriously consider buying property along the 360 corridor to control growth. He said small rural counties do have a Walgreens, Walmart Neighborhood Market, etc. Mr. Talente said they are strategically located to serve a larger regional area. Because King William is in the middle of Hanover, Tappahannock, and I-64, the region is not underserved. The County would need its own spending power to attract such retail.

Chairman Sluder said the Hill Group polled citizens and their main concern is taxes. He said this must be quickly mitigated and it should be the first focus. If development serves that goal, it should be supported.

Vice Chair Piersa agreed the County needs to focus on industry that can help lower taxes.

Mr. Wagner said the largest commercial growth has been the Purina plant expansion. A rural community can be preserved with certain industry and there is a lot of opportunity such as vineyards and large-scale greenhouses. He said the Hill Group study outlined these opportunities and residential developers need to bring commercial with them.

Mr. Kellum said the Hanover Planning Commission said businesses want a ready-to-go site. They don't want to jump through hoops or have a long permit process.

Mr. Rhoads distributed a handout to Board members (not provided to staff).

Mr. Holderied said water and sewer is needed, and he does not see the companies coming. He asked what they are saying they need.

Mr. Kellum said extending water and sewer to Aylett would be the best bang for our buck because that is where the most available/usable ground is located. Natural gas expansion is also needed. He said the County could make money by managing their own sewer.

Chairman Rhoads asked if the County could tell HRSD it wants more money for connection fees. Chairman Sluder said HRSD is a limitation.

Mr. Kellum said the County could work with the Simon property developers to help with running water and sewer to Aylett for an industrial park or commercial site.

Mr. Holderied said there are grants available. Ms. Williams said there is a USDA rural improvement grant.

Mr. Brown asked how you prevent residential. Mr. Talente said through zoning and ownership. Policies could be created around how the property would be sold, for what purpose and benefit.

Ms. Barber said it will be 5 plus years to get water and sewer to Aylett and asked if the County should buy property and sit on it for 5 years. Chairman Sluder said an improved commercial or industrial lot would bring a great return on investment.

Mr. Piersa said the Commerce Park lots would be worth more with water and sewer. It is almost there but would be a short-term fix.

Mr. Brown asked how the EDA would finance the purchase. Mr. Holderied said a paid EDA member is needed to handle and pursue prospects and said there is no website of available sites. Mr. Kellum asked Mr. Ashcraft his opinion.

Mr. Ashcraft said things are happening, although maybe not quick enough for the EDA. He said it is insulting to say nothing is being done. Staff and the Board of Supervisors are involved at a greater level than the EDA thinks. The only way to go quicker is to throw money at it. He said the role of the EDA and Planning Commission is to see what the community wants, then narrow it down and go for it.

Agenda Item 6. WORK SESSION MATTERS

6.a. Roles of EDA and Planning Commission – Donald Wagner, Planning Commission Member

The [Code of Virginia Title 15.2, Chapter 49](#) outlines the EDA purpose and powers of authority. [Title 15.2, Chapter 22, Article 2](#) outlines the Planning Commission's purpose and powers of the authority.

Mr. Wagner said the Planning Commission can help the EDA by initiating changes in zoning district boundaries to facilitate economic development.

6.b. Potential Business Presentation Questionnaire – Tiffany Barber, EDA Member

Ms. Barber presented a potential questionnaire which could be used to focus future discussions on potential businesses.

Agenda Item 7. PUBLIC COMMENT PERIOD

There were no members of the public present.

Agenda Item 8. NEXT MEETING – November 9, 2022 Regular Meeting

Mr. Campbell requested the meetings be limited to 1.5 hours or start earlier since they have been running so late into the night.

Agenda Item 9. CLOSED MEETING

The Closed Meeting did not take place.

Agenda Item 10. ADJOURN OR RECESS

Mr. Brown made a motion to adjourn the EDA which was seconded by Ms. Williams. There being no discussion and no opposition, the EDA was adjourned.

Ms. Hite made a motion to adjourn the Planning Commission which was seconded by Mr. Greenwood. There being no discussion and no opposition, the Planning Commission was adjourned at 9:31pm.

COPY TESTE:

C. Meade Rhoads
Chairman

Christine H. Branch
Deputy Clerk