

**King & Queen County  
Planning Commission Minutes  
April 7, 2025**

The King & Queen County Planning Commission met on Monday, April 7, 2025, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in the General District Courtroom for their regular monthly meeting.

**Planning Commission Members Present:**

Mac Bradley	Edmond Wilson, Jr.
Robert Coleman, Jr.	David Campbell
Hunter Richardson	Jonathan Massey
Barry Allen	Comer Jackson
Michael Fleming	

**Also in Attendance:**

Vivan Seay, County Administrator/County Attorney  
Donna Elliott Sprouse, Director of Community Development

**Call to Order**

Chairman, Mr. Richardson, called the meeting to order.

**Roll Call/Determination of Quorum**

Mr. Jackson took roll call and determined that a quorum was present.

**Approval of Minutes  
March 3, 2025**

After review of the revised March 3, 2025 minutes, a motion was made by Mr. Coleman to accept the minutes as presented, seconded by Mr. Campbell.

Voting For: Wilson, Coleman, Richardson, Campbell, Bradley, Massey  
Voting Against: None  
Abstain: Allen, Fleming, Jackson

**Citizens Comment Period**

Mr. Richardson opened the floor for citizens comment period.

Mr. Avalon Gresham of 2927 Travellers Road, Buena Vista district, approached the Commission and asked when the Commission changed the ordinance to restrict modular [manufactured] homes on properties in the area of Travellers Road. He noted that there was a home there on the property that his son and his family lived, however it had burned in a fire. Mr. Gresham stated that his son wanted to replace the home. That his son purchased a modular [manufactured] home in Amelia and moved it on the property and was told that he couldn't have that kind of home there. He asked what was his next steps to get it approved.

Mr. Richardson informed Mr. Gresham that the Planning Commission could not help him unless there is an application for the Commission to review. He stated that it sounded as though he cannot do what he wants to do, due to the current zoning regulations.

Mr. Gresham asked if the Commission could approve of his son to place this home on his property.

Mr. Richardson noted again that unless there is an application for the Commission to review, the Commission cannot help him. He suggested that he works with staff regarding his options. Mr. Richardson stated that it sounds as though a text amendment is what he would need, however it can be very costly and is a long process.

Mr. Coleman noted that there is an application before the Commission tonight for a project, that they are an advisory board and they make their recommendations based on completed applications.

Mr. Robert Shackelford of Indian Neck, in the Newtown district, approached the Commission and asked what was the Commission's position on solar in the County. Mr. Richardson noted that the County has a solar farm currently under construction, it is the Walnut Solar project.

Mr. Shackelford noted that he was aware of that one.

Mr. Richardson asked Mrs. Sprouse if she may have any information to share regarding any upcoming applications.

Mrs. Sprouse noted that an application has been received for a solar farm in the Indian Neck area of King & Queen County. That the application has not yet reached the Planning Commission for review. Once the application has been reviewed by the Planning Commission, a public hearing will be set.

Mr. Shackelford asked if they are aware of the environmental impacts that these solar farms have, not just here but in other localities as well.

Mr. Richardson explained that Mrs. Sprouse would review the application and information submitted with the application, the Commission would receive it on their agenda to set a public hearing. Once the public hearing is set, the adjacent land owners will be notified of the meeting and notice will be in the paper so the public may attend to speak for or against the project. The Commission will then make a recommendation, as the Commission is an advisory board. The recommendation is then passed on to the Board of Supervisors. The Board of Supervisors will then set a public hearing, notices will be mailed as it was for the

Planning Commission, then the Board will hold their public hearing. He added that the Board of Supervisors may accept the recommendation(s) received or may deny it.

Mr. Richardson encouraged Mr. Shackelford to come back and participate in the process, as time will be given for the public to speak to the request during public comment period.

## **New Business**

### **A. SP24-04 – Mattaponi Sand & Gravel LLC – Level 3 Site Plan** *(set public hearing)*

Mr. Richardson stated that the next item on the agenda is a request for the Commission to set a public hearing for Mattaponi Sand & Gravel LLC. Mr. Richardson asked Mrs. Sprouse to please provide additional information, if necessary.

Mrs. Sprouse noted that this one is different from previous mining applications because the conditional use permit (CUP) was previously approved in 2002. The CUP runs with the property and now that the new owners wish to mine the site, they are submitting the site plan for the previously approved CUP.

Mr. Richardson asked the Commission if anyone would like to make a motion to set the public hearing for Mattaponi Sand & Gravel. Mr. Bradley made a motion to set the public hearing for SP24-04 in the name of Mattaponi Sand and Gravel LLC during their May 5<sup>th</sup> meeting. Mr. Bradley's motion was seconded by Mr. Campbell.

Voting For: Wilson, Coleman, Richardson, Campbell, Bradley, Massey, Allen, Fleming, Jackson

Voting Against: None

Abstain: None

## **Old Business**

None.

## **Staff's Comments**

Mrs. Sprouse advised the Planning Commission that the Board of Supervisors accepted their recommendations regarding the zoning text amendments for aquaculture and machine welding during their public hearing last month.

## **Commissioner's Comments**

Mr. Fleming stated that it was great seeing everyone tonight.

Mr. Richardson wished everyone a happy Easter and hoped that everyone has a safe trip home.

**Adjournment**

Mr. Richardson noted that the next meeting is set for Monday, May 5, 2025, at 6 p.m. and that there will be a public hearing.

There being no further business, motion was made by Mr. Campbell to adjourn, seconded by Mr. Fleming. The motion was ratified by all present members stating “Aye”.

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Hunter Richardson, Chairman