

**King & Queen County  
Planning Commission Minutes  
August 4, 2025**

The King & Queen County Planning Commission met on Monday, August 4, 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.	Michael Fleming
Hunter Richardson	Jonathan Massey
Stephen Hendrickson	Comer Jackson
David Campbell	Barry Allen

**Also in Attendance:**

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

**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  
May 5, 2025**

After review of the May 5, 2025 minutes, Mr. Coleman noted that he found a few small corrections for the minutes. He noted that on page two, under citizen comment period, in the last two sentences of Mr. Cinq Mars comments, “is” should be “it” and electronic is spelled wrong. Mr. Coleman made a motion to accept the minutes as amended, seconded by Mr. Bradley.

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

## **Citizens Comment Period**

Mr. Richardson opened the floor for citizens comment period. Hearing none, citizen comment period was closed.

## **New Business**

### **A. Upcoming Zoning Text Amendments** *(Discussion item)*

Mrs. Sprouse informed the Commission that she and Ms. Seay were both working on updating the entire zoning ordinance. She reminded the Commission that it had been more than 10 years since the last “overhaul” had been completed. Mrs. Sprouse noted that each year there is new legislation and requirements passed, and often it effects zoning requirements. She noted that when the draft text becomes available, they may receive the full draft at once, however she suggests reviewing the document in segments, article by article.

Mrs. Sprouse noted that she had handed out to the Commission members, a copy of the Key Bills for Planners presented by APA (American Planning Association). She noted that it was their Virginia Legislative Program Final Report for the 2025 General Assembly. She added that those listed are those that passed. Mrs. Sprouse wanted the Commission to have an understanding of just how many regulations/laws are passed each year that effects what we do as planners. The document also sheds light on what the key issues or topics were that session. Keeping in mind that this document were laws that had passed, not all that were presented during this session. This is an example of why we should continue to update and monitor our ordinances so that we remain compliant and current.

## **Old Business**

### **A. Zoning Text Amendment ZA24-02 – Article 4, Table 4.1** *(returned from the Board of Supervisors for further review/discussion)*

Ms. Seay brought forth questions that the Board of Supervisors raised regarding Zoning Text Amendment ZA24-02. Commission members had an open discussion on the questions presented by the Board of Supervisors. Members of the Planning Commission also raised some new questions about data centers and solar farms. Ms. Seay went through an exercise of listing concerns of the Planning Commission and classifying them into categories. The categories identified potential avenues that the Planning Commission can utilize to help address their concerns. After some in-depth discussions, the commission asked staff to continue to conduct research into the questions posed by Board of Supervisors and the Planning Commission. It was the consensus of the Planning Commission to hold another meeting in two weeks to further discuss the topic at hand. The Commission agreed to hold their next meeting on August 18<sup>th</sup>, 2025 at 6p.m. to review any new information that is brought forth and work towards a detailed response for the Board of Supervisors.

### **Staff's Comments**

Mrs. Sprouse informed the Commission that the Cauthornville Solar proposal was withdrawn. She reminded the Commission that this was a utility solar proposal in the Newtown District off of Indian Neck Road.

Mrs. Sprouse also noted that her office has not yet received any other application for solar development, though there was a community meeting held in the Plain View area by a potential developer.

### **Commissioner's Comments**

Mr. Campbell commented that instead of putting band aids on this situation or to keep kicking the can down the road, the County needs to come to some solid agreement on what needs to be done (on the current subject).

Mr. Richardson noted that he tries to do his best to the run the meeting and make sure that they go slow enough with enough time for deliberation. However, there might be a time when Commissioner's may go home and reflect on what one said, what they didn't say or even maybe how one voted. He further noted that if there is ever a time when they find that they stumble across new information or thought that maybe the commission moved to fast or maybe they need to reconsider a decision, that they always have the opportunity in their regular schedule meeting to do just that. The commission can discuss it, rehash it if it is bothering someone. Also, if there is a subject they haven't discussed and all of a sudden there is an urgency for the commission to meet, to call him. Mr. Richardson further stated that he believed that their bylaws allow for, provided that at least three members are in agreement, them to call a meeting. He would call the County Administrator, and she will go through the protocols and we can come together. He wanted to share this information with all Commissioners so that they all can do the best job that they can with the information they have before them. Mr. Richardson noted that they are not all perfect and he knows that he goes home and reflects on things, but he wants to make sure everybody else was comfortable and felt the same way.

### **Adjournment**

Mr. Richardson noted that the next meeting is set for Monday, August 18, 2025, at 6 p.m. to further discuss solar and data centers. The next monthly scheduled meeting is set for Tuesday, September 2, 2025 at 6 p.m.

There being no further business, motion was made by Mr. Coleman to adjourn. The motion was ratified by all present members stating "Aye".

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Hunter Richardson, Chairman