

**King & Queen County
Planning Commission Minutes
September 2, 2025**

The King & Queen County Planning Commission met on Tuesday, September 2, 2025, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in 2nd floor conference room for their regular monthly meeting.

Planning Commission Members Present:

Mac Bradley	Edmond Wilson, Jr.
Robert Coleman, Jr.	Comer Jackson
Hunter Richardson	
David Campbell	

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
August 4, 2025**

After review of the August 5, 2025 minutes, a motion was made by Mr. Jackson to accept the minutes as presented, seconded by Mr. Campbell.

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

**Approval of Minutes
August 18, 2025**

After review of the August 18, 2025 minutes, a motion was made by Mr. Coleman to accept the minutes as presented, seconded by Mr. Bradley.

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

Citizens Comment Period

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

New Business

A. None

Old Business

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

Members of the Planning Commission continued their discussion regarding energy generation facilities by natural resources (utility solar) and computer data processing centers from their August 4th and August 18th meetings. As they had noted in prior meetings, it was the consensus of those members present that such uses, if considered, should require a conditional use permit where more control may be placed on the development based on its impacts to the area of development. Commissioners agreed to have staff prepare the final draft response to the Board of Supervisors for their next meeting.

Staff's Comments

Mrs. Sprouse informed the Commission of two new businesses that will soon be in operation on US 360 in existing building sites.

Mrs. Sprouse also noted that she and Ms. Seay are working on the draft ordinances and hope to continue to make progress and soon have it reach the Commission for consideration.

Mrs. Sprouse noted that the Commission members were invited to join Dominion Energy and tour a solar facility in Charlottesville. This particular facility was constructed on a closed landfill. She noted that she would need to know by September 5th who would like to participate. The tour will be held on September 16th and everyone will meet at 7:30 a.m. at the Rappahannock Community College, Glens Campus. The expectation is that everyone will return by 3 p.m.

Mrs. Evko reminded of the Commission and attending public that they are all welcome and encouraged to attend the Board of Supervisors September 8, 2025 meeting at 7 p.m. to hear Chris Lloyd's presentation. Mr. Lloyd works with McGuire Woods and he has worked on

100's of projects and is extremely knowledgeable. She noted that he helped with the Chesterfield fusion plant and many other projects across the state. Chris is from rural Virginia and is aware of the issues that rural localities faces when it comes to development.

Commissioner's Comments

Hearing none, Mr. Richardson asked if Mrs. Billups had any comments.

Mrs. Billups noted that she and the other members of the Board appreciate their hard work and is fully aware of the difficult job they face every month. She noted that their work and dedication to King and Queen County does not go unnoticed.

Adjournment

Mr. Richardson noted that the next meeting is set for Monday, October 6, 2025, at 6 p.m. to review the final draft response to the Board of Supervisor's questions posed in their resolution regarding solar and data center development. He noted that it is his hope that all members that were not able to attend the past few meetings will be able to attend and share their thoughts on the matter.

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

Hunter Richardson, Chairman