

**King & Queen County
Planning Commission Minutes
October 6th, 2025**

The King & Queen County Planning Commission met on Monday, October 6th, 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.	Jonathan Massey
Hunter Richardson	
Michael Flemming	

Also in Attendance:

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

Call to Order

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

Roll Call/Determination of Quorum

Mrs. Sprouse took roll call and determined that a quorum was present.

**Approval of Minutes
September 2nd, 2025**

After review of the September 2nd, 2025 minutes, a motion was made by Mr. Wilson to accept the minutes as presented, seconded by Mr. Massey.

Voting For: Wilson, Coleman, Richardson, Bradley, Flemming, Massey
Voting Against: None
Abstain: None

Citizens Comment Period

Mr. Richardson opened the floor for citizens comment period.

Wallace Mahanes, located at 453 North Bank Road in the Saint Stephens Church District, stated that he was curious about what is going on with data centers and solar farms. Mr. Mahanes noted that he understands eventually there is going to be a need for an additional source of revenue for the County, especially when the landfill phases out. He said he also understands the value of data centers, but also listed factors such as water usage, sound issues, and traffic concerns that are associated with data centers and solar farms. After reviewing the Planning Commission meeting packet, Mr. Mahanes noticed there was no consideration for historical properties in this County. He stated that he wanted to know the facts of how these uses will affect where he lives, how it is going to affect the County 20-years from now and not just a 5-year solution. Mr. Mahanes encourages the Planning Commission to think hard on the processes and conditions set in place now so in the future we don't look back and think we should have done it differently.

Mr. Richardson thanked Mr. Mahanes for speaking. Mr. Richardson also showed his appreciation to Mr. Mahanes in pointing out the lack of historical language in their document and asked if he had something that he could submit. Mr. Richardson also asked if Mr. Mahanes was looking into creating a historic district, similar to the one in Bruington.

Mr. Mahanes said he doesn't think the district is the answer, but wants to make sure that whatever happens that the Planning Commission is working to protect the quality of life here in King and Queen County. Mr. Richardson encourages Mr. Mahanes to continue to come and to also encourage others who have concerns with the historical nature of the County to also attend because it helps to guide and shape what the Planning Commission talks about.

Mr. Richardson closed the Citizen Comment Period.

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 reviewed the final draft response for the Board of Supervisors prepared by staff. Mr. Richardson asked Commissioners if they had any changes they would like to make to the memorandum. Mr. Richardson also asked Mr. Massey and Mr. Flemming if they had any other specific comments or discussion on energy generation facilities by natural resources (utility solar) and computer data processing centers since both were absent from the previous meeting on September 2nd, 2025. Mrs. Sprouse made note that on page 5, highlighted in yellow, is the only additional sentence added to the section already reviewed. The Commission then reviewed the questions asked by the Board of Supervisors along with the answers drafted by staff based off previous meeting discussions. Neither Mr. Massey nor Mr. Flemming had additional comments or discussion to be made on the topic of

solar, which was the focal point of the last meeting. Mr. Flemming posed the question to the attendees of the meeting as to what brought them here tonight and would love to hear from them. One attendee said she wanted to see where the Planning Commission was going with data centers. She wanted to keep the waters of the Mattaponi pristine. She noted that she is also concerned about the noise level and amount of electricity used by one and how it would affect the quiet nature of King and Queen.

Mr. Richardson reiterated there are no current applications for a data center, but the Commission is taking the quiet time now to get ahead and reflect before the time comes to make these hard decisions, especially during crunch time. Mr. Coleman made noted that they have done a lot of good work to answer the questions the Board of Supervisors had set before them and it is time to pass it back to them to see if they have further questions or other actions they would like to take. A motion was made by Mr. Coleman to accept the memorandum as prepared by staff and to send it back to the Board of Supervisors. Mr. Coleman's motion was seconded by Mr. Flemming.

Voting For: Wilson, Coleman, Richardson, Bradley, Flemming, Massey

Voting Against: None

Abstain: None

B. Upcoming Zoning Text Amendments

Mrs. Sprouse shared with the Commission that she and Ms. Seay have been working to rewrite the entire Zoning Ordinance to make updates and edits due to recent changes in legislation at the state level. The goal is to make it clearer and easier to interpret by all who reads it.

Mrs. Sprouse presented two topics to get the Commission thinking as they prepare for the new draft of ordinances.

The first presentation was on Planned Unit Developments (PUDs). Planned Unit Developments introduce mixed uses together in a zoning district such as commercial and residential. New Town in Williamsburg was given as an example of a PUD nearby. Developers would produce a master plan where then the Planning Commission could set forth rules and requirements as part of their recommendation to the Board of Supervisors. Mrs. Sprouse provided some samples in her presentation on what PUDs plans could look like. Mrs. Sprouse also explained that instead of having such as an overlay district, this would become a zoning district. Mrs. Sprouse also spoke on Rural Residential Cluster District which is currently in the ordinance. Currently there are none in King and Queen County. Rural Residential Cluster District sets forth parameters on large tracks of land to be developed while also trying to preserve some of the rural aspects.

The second presentation presented by Mrs. Sprouse was on signs. Mrs. Sprouse used different examples to show the Commission how creative some signs are. She wanted them to consider the various types of signs that our ordinance presently may or may not allow. She also provided images of signs and asked the Commission how they would determine sign area, especially when signs are on other structures, such as boats, wagons, etc. She

noted that when they consider the sign ordinance for amendments, to really think about what they want the County to look like and if the ordinance is sound and leaves little room for interpretation.

Mr. Richardson thanked Mrs. Sprouse for her work on the presentations.

**Mr. Massey left the meeting.*

Staff's Comments

Mrs. Sprouse noted that the Commission members were invited to join Dominion Energy to tour a battery storage facility in New Kent County. A total of 9 people per tour time is allowed. Possible tour dates are October 21st or October 22nd. There are several time slots available for each day. Mrs. Sprouse will forward the information to the Commission for them to decide if they would like to attend.

Ms. Seay shared with the Commission that at the October 14th, 2025 Board of Supervisors regular meeting, Delegate Hodges will be providing a General Assembly update. Any of the Commissioners are welcome to join.

Mrs. Evko provided a flyer on an upcoming business appreciation event and invited the Commission to attend. She noted that there will be two events this time, one at the Library on the 16th and the other will be at Hub33 on the 30th. She added that there will be a speaker on social media and marketing, along with giveaways and refreshments.

Mrs. Norman thanked the Planning Commission for all they do for the County. Mrs. Norman also thanked Mrs. Sprouse for the time she has put into Planning Commission and for having us to think about things we normally would not think about.

Commissioner's Comments

Mr. Richardson thanked Mrs. Norman for attending the meeting.

Mr. Richardson asked if any other Commissioners had any comments.

Mr. Richardson spoke about his recent trip to Danville which focused on technical education. He thought it was great exposure. This technical school was started in 2002 and focuses on individuals who do not go to college. There was also a lot of collaboration on the bus with surrounding Counties that seem to have a common interest. Mr. Richardson said he was sold on the idea that there is a void of skilled labor in our area. Mr. Richardson said we don't have it but we need it. He noted that we can build onto what we already have with the local community college and add some type of infrastructure to that system to have some type of skilled labor for the entire community. Mr. Richardson was thankful for the invitation to go and it was a great experience.

Ms. Seay wanted to follow up on Mr. Richardson comment, as they have had their first task force meeting today to set out a plan. They want to keep this momentum going. Mr. Richardson stated that he feels energized about this and said it is great to have this opportunity to be shared among multiple counties, rather than to burden one county.

Mr. Richardson shared that he had the opportunity to go to Charlottesville to see Dominion's solar farm that was constructed on a closed landfill. He felt it was a good thing since it has been a controversial subject of taking up good productive farm land and forest land for solar farms. This was an example of Dominion showing where they could take a brown field, a piece of land that wouldn't be used for anything else, to create energy. This could be a good way to use some of the idle lands just sitting because they are old landfills.

Mr. Richardson thanked everyone for coming.

Adjournment

Mr. Richardson noted that the next meeting is set for Monday, November 3rd, 2025, at 6 p.m.

There being no further business, Mr. Richardson adjourn the meeting.

Hunter Richardson, Chairman