

AGENDA
KING & QUEEN COUNTY PLANNING COMMISSION
TUESDAY, JUNE 2, 2026
6:00 P.M.
2nd FLOOR CONFERENCE ROOM

1. Call to Order
2. Roll Call/Determination of Quorum
3. Approval of Minutes
 - a. March 3, 2026 – Regular Monthly Meeting
**Note that the Commission did not have an April & May meeting*
4. Citizens Comment Period – Planning Related Issues Only (*other than items on the agenda*)
5. New Business
 - a. Review Chapter 3, King & Queen Zoning Ordinance Draft Amendments/Revisions
6. Old Business
 - a. None
7. Staff's Comments
 - a. Upcoming Application(s) (*if any*)
 - b. Other Comments/Updates (*if any*)
8. Commissioner's Comments
9. Meeting Schedule

The next meeting will be on Tuesday July 7, 2026 at 6:00 p.m. in the 2nd Floor Conference Room A&B of the Courts & Administrative Building.
10. Adjournment

**King & Queen County
Planning Commission Minutes
March 3rd, 2026**

The King & Queen County Planning Commission met on Tuesday March 3rd, 2026, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in the Second Floor Conference Rooms A & B for their regular monthly meeting.

Planning Commission Members Present:

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

Also in Attendance:

Vivan Seay, County Administrator/County Attorney
Donna Elliott Sprouse, Director of Community Development
Marie Norman, Board of Supervisor
Resa Wilson, Multifunction Coordinator

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.

Welcome Newly Appointed Member, William Thomas of Shanghai District

Mr. Richardson welcomed Mr. William Thomas to the Planning Commission. He asked Mr. Thomas to introduce himself and give a little background. Mr. Thomas introduced himself and noted his ties to King and Queen County. Mr. Thomas hopes to be more involved within the County and hopes to learn from the Planning Commission.

**Approval of Minutes
December 1, 2025**

After review of the December 1, 2025 minutes, a motion was made by Mr. Jackson to accept the minutes as presented, seconded by Mr. Massey.

Voting For: Bradley, Richardson, Wilson, Massey, Jackson, Allen
Voting Against: None

Abstain: Coleman, Fleming, Thomas

Approval of 2026 Meeting Schedule- Revision

The 2026 meeting schedule was adopted at the December 1st, 2025 meeting of the Planning Commission. After reviewing the calendar, Mrs. Sprouse noticed the date for the November meeting, November 3rd, would be the same day as Election Day. Mr. Richardson asked the members of the Planning Commission if they would like to move the meeting to a different date and he proposed either the Monday before or the Wednesday after. After some discussion, the Planning Commission agreed to move the November 3rd, 2026 meeting to November 2nd, 2026. All members agreed unanimously to the change.

Citizens Comment Period

Mr. Richardson opened the floor for citizens comment period.

Hearing none, citizens comment period was closed.

New Business

A. Planning Commission By-Laws- Revision

Mrs. Sprouse made a recommendation of two changes to the Planning Commission By-Laws. The first under Article VI, Section 1, changing the meeting date from Monday to Tuesday. The Section will now read that the Planning Commission meets on the first Tuesday of every month unless otherwise decided by the Commission. The second revision was to Article IX, Section 3, referring to Public Hearings. Instead of listing out the advertisement requirements for public hearings, Mrs. Sprouse would like to simply cite the VA Code Section §15.2-2204 so no matter when the State code section changes, the By-Laws would not have to be updated. A motion was made by Mr. Massey to accept the revisions to the Planning Commission By- Laws, seconded by Mr. Fleming. Motion passed unanimously by a verbal vote.

Old Business

A. Upcoming Zoning Text Amendments Update

Mrs. Sprouse says she and Ms. Seay are still working on the updates to the zoning ordinances. She has been sprinkling in some of the possible changes for the Planning Commission members to be thinking about over the last few meetings such as our sign regulations, PUDs, and our Rural Rustic Overlay District. Mrs. Sprouse informed the Commission of a new state regulation where site plan review will no longer be considered by the Planning Commission. It will now be revised by the locality's designated agent, which would be Mrs. Sprouse. This would mean no public hearings would be held for any by-right use of a property. Conditional Use permits and rezonings will still have public

hearings and go before the Planning Commission. Mr. Coleman asked can or would the Planning Commission still be updated at the monthly meetings on these particular projects. Mrs. Sprouse stated that she could continue to update the Planning Commission with updates on the various projects.

Staff's Comments

A. Upcoming Applications (if any)

Mrs. Sprouse informed the Planning Commission there are no new applications. The BZA meeting for March 16th, 2026 has been cancelled.

B. Other Comments/ Updates (if any)

Mrs. Sprouse shared with the Planning Commission members House Bill 1091 that was going through the house which proposes to redefine "Agricultural Operation" to include solar panels as part of farming. Ms. Seay shared that this bill has been continued to 2027. Mrs. Sprouse provided an update on the airport. The airport plans to grow going to the left side near Patriot Way by adding more hangars. Fulcrum is starting Phase 3 shortly as well. Mr. Richardson asked about the ITI property. Mrs. Sprouse said there are no proposed applications for that current property.

Mr. Coleman asked about the progress of the fire station. Ms. Seay informed the Planning Commission it is still with DEQ and the Engineers. Hands are tied at the moment until the information comes back from DEQ.

Mr. Wilson asked about the text amendment on Solar and Data Centers that the Planning Commission worked on and presented to the Board of Supervisors. Mrs. Sprouse said four members of the Board of Supervisors were present at the Board meeting where the text amendment was presented. It was a 2 to 2 vote on the text amendment, which meant the motion died. This means the ordinance will remain the same as it is written today at present time. Ms. Seay said the proposed amendment failed, but she expects for this issue to come back around. Ms. Seay also mentioned that currently there is one zoning district (General Business) where Data Centers are considered a by-right use. Mr. Richardson pointed out that this could make things interesting with the new change from the State that the Planning Commission would no longer review the site plan because it would only be reviewed by Mrs. Sprouse because it is a by-right use. Mrs. Sprouse suggests when it comes time to do the text amendment review that it should not be a by-right use but possibly permitted with a conditional-use permit.

Ms. Norman welcomed William Thomas to the Planning Commission and thanked him for being willing to serve.

Commissioner's Comments

Mr. Allen welcomed Mr. Thomas to the Planning Commission.

Mr. Flemming noted that it was nice to see everyone present this evening.

Mr. Massey welcomed Mr. Thomas and said it is good to see everybody as usual.

Mr. Jackson welcomed Mr. Thomas to the Commission.

Mr. Wilson said we haven't had a meeting since December and it is good to see each other. He welcomed Mr. Thomas and that he is hoping that they can all share in the County's growth.

Mr. Bradley welcomed Mr. Thomas and believes he will be an asset to the Planning Commission.

Mr. Richardson agreed with Mr. Bradley on Mr. Thomas being an asset to the Commission.

Adjournment

Mr. Richardson noted that the next meeting is set for Tuesday, April 7th, 2026, at 6 p.m.

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

Hunter Richardson, Chairman