

MINUTES
JAMES CITY COUNTY BOARD OF SUPERVISORS
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

January 13, 2026

5:00 PM

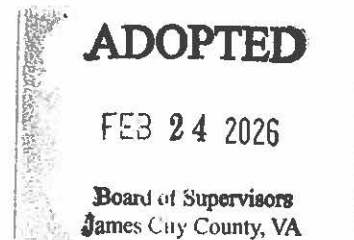
A. CALL TO ORDER

Mr. McGlennon called the meeting to order at approximately 5:03 p.m. following the James City Service Authority (JCSA) Board of Directors Regular Meeting.

B. ROLL CALL

Tracy L. Wainwright, Powhatan District
Barbara E. Null, Stonehouse District
James O. Icenhour, Jr., Jamestown District
Ruth M. Larson, Vice Chair, Berkeley District
John J. McGlennon, Chair, Roberts District

Scott A. Stevens, County Administrator
Adam R. Kinsman, County Attorney



Mr. McGlennon invited Ms. Sandy Towers, Director of the Williamsburg Regional Library, to lead the Board and citizens in the Pledge of Allegiance after the Moment of Silence.

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

Ms. Towers led the Board and citizens in the Pledge of Allegiance.

E. PUBLIC COMMENT

1. Ms. Donnie McDaniel, Executive Director of Community of Faith Mission (COFM), P.O. Box 6357, addressed the Board noting that the organization administers the emergency shelter program for the Greater Williamsburg area. She noted that, to date, 85 individuals had utilized the emergency shelter, and 45% of those individuals were residents of James City County (JCC). Ms. McDaniel referenced the recently established Heads Up Program, highlighting the advantages it had already brought forth. She detailed the shelter occupants' demographics, specifically gender and age, explaining that funding limitations necessitated accurate age-range reporting. Ms. McDaniel provided an update on the Heads Up Program, including how many shelter residents were participating and how many individuals were awaiting entry into the program. She extended thanks to JCC and its Social Services Department, noting their agreement to provide the shelter with an eight-visit life skills course. Ms. McDaniel pointed out that while volunteers helped with job placements, securing funding for housing was still an obstacle. She did, however, confirm that COFM was awarded a grant to hire a caseworker for the Heads Up Program. Ms. McDaniel thanked the Board for its continuous support.

2. Ms. Peg Boarman, 17 Settlers Lane, addressed the Board to talk trash. She expressed concern about the significant amount of trash along County roadways, noting that the situation appeared

worse than she had observed in a long time. Ms. Boarman emphasized the need for community unity in addressing the issue. In her view, the impending Annual County-wide Spring Cleanup and Great American Cleanup would foster enhancements. Ms. Boarman noted that the Clean County Commission would be presenting its Annual Report to the Board at its January 27, 2026, Business Meeting. She briefly discussed the forthcoming Annual Litter Survey Index. Ms. Boarman encouraged public efforts to keep the community clean. She thanked the Board for its time.

Mr. McGlennon expressed his gratitude to Ms. Boarman and the Clean County Commission for their dedicated efforts in maintaining the community's beauty.

3. Mr. Jay Everson, 6923 Chancery Lane, addressed the Board. He noted that the Planning Commission had extended a Resolution of Appreciation to Mr. Scott Maye upon his departure the previous week. He highlighted Mr. Maye's extensive involvement across numerous community boards and expressed his desire to acknowledge the significant contributions Mr. Maye had made, stating that he would be missed as a true asset to the County. Mr. Everson thanked the Board for its time.

4. Mr. Chris Henderson, 101 Keystone, addressed the Board. He offered a special welcome to Ms. Tracy Wainwright, the newest addition to the Board. Mr. Henderson expressed his sincere desire that her tenure, and that of all members, would prove to be a fulfilling experience. He recognized the community's understanding of the significant personal sacrifice inherent in their service and, despite any differences, acknowledged and valued the time, energy, and commitment dedicated to serving County citizens. Mr. Henderson requested the Board to consider holding meetings at a later time to provide the public with a greater opportunity to attend. Additionally, he asked the Board to consider adopting a proper invocation for future meetings. He addressed the County's homelessness situation, requesting a study this year to determine possible solutions for those in need. He noted that the treatment of the County's most vulnerable citizens reflected its values and encouraged the Board to find creative solutions, expressing his belief that both the County and the Board valued all humanity. Mr. Henderson highlighted a significant traffic issue at the Route 199/Richmond Road interchange (near the area where area drivers turn left toward the Williamsburg Pottery), specifically noting that rush hour congestion had become severe. He explained that heavy traffic volume was causing traffic to back up from the intersection onto the main through lane of Route 199. To improve traffic flow in this area, he requested the installation of a dual left-hand turn signal. Mr. Henderson mentioned a significant and dangerous pothole on News Road near Powhatan Secondary, noting it was a hazard that needed attention. He requested that the Board study urban areas for potential crosswalk additions aimed at enhancing pedestrian safety. Mr. Henderson mentioned a conversation with the County Administrator about speed cameras on Interstate 64 (I-64). He inquired about the current status of the America250 initiative. Mr. Henderson expressed his willingness to serve as an at-large member of the Planning Commission.

Mr. McGlennon thanked Mr. Henderson. He confirmed the conclusion of the Public Comment segment.

F. CONSENT CALENDAR

Mr. McGlennon asked if any Board member wished to pull an item. As there were no requests, Mr. McGlennon sought a motion on the Consent Calendar.

1. Grant Award - \$37,500 - James City County CONECT Program

A motion to Approve was made by Barbara Null, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

2. Grant Award - \$191,990 - Child Abuse and Neglect State Grant (Kinship Navigator Program)

A motion to Approve was made by Barbara Null, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

G. PUBLIC HEARING(S)

1. Pre-Budget Public Hearing

Ms. Sharon McCarthy, Director of Financial and Management Services, addressed the Board noting that this meeting offered a public comment opportunity on the upcoming budget. She indicated that citizen input would provide guidance to aid staff during the budget process. Ms. McCarthy advised that there was no Board action required at this time.

Mr. McGlennon opened the Public Hearing.

1. Ms. Michele Geesaman, 3297 N. Riverside Drive, Lanexa, addressed the Board. She voiced concern about the scale and pace of ongoing and planned projects within the County. Ms. Geesaman highlighted the absence of a public vote on the new Consolidated Government Center and library, questioning why projects with such high costs were not subject to a referendum. She requested Board consideration on a referendum for high-expenditure projects, arguing that the entire community would be impacted and should have a voice in the decision.

2. Mr. Charles Colegrove, 110 Blackheath, addressed the Board. He reiterated Mr. Henderson's request to begin the Board meetings later. Mr. Colegrove urged the Board to consider a no-tax increase budget.

3. Mr. Mike Joseph, 6631 Rexford Lane, addressed the Board noting that he was in attendance to discuss the upcoming budget. He requested the Board's support for the Williamsburg-JCC (WJCC) School Board's proposed budget, with specific emphasis on funds designated for teachers. Mr. Joseph detailed the Virginia Department of Education (VDOE)'s Elevate '28 Program initiatives, focusing on recent changes to Standards of Learning (SOL) performance benchmarks and new growth measurements for student success. He explained that the findings from a VDOE analysis for the 2024-2025 calendar year were released in December, highlighting the results specifically for the WJCC School Division. Mr. Joseph noted that Jamestown High School was the only school considered "distinguished" (the highest rating), 13 of the 16 schools were rated as "on track", Matthew Whaley Elementary School was considered "off track", and James River Elementary School was indicated as needing "intensive support." He requested that the Board provide funding for these two schools to ensure student proficiency standards were being met. Mr. Joseph addressed the necessity of competitive compensation within the WJCC School Division, aligning with neighboring areas to enhance recruitment of instructional personnel. He elaborated further on his point and thanked the Board for its time.

4. Ms. Linda Wise, 6631 Rexford Lane, addressed the Board. She requested that the Board consider the following actions: implement a tax moratorium and avoid increased real estate taxes, provide a line-by-line comparison of the upcoming budget increases relative to last year's, itemize all new expenses and capital expenditures not previously defined in the last budget, and achieve financial savings by scaling down the scope and budget for the new Consolidated Government Center and library. Ms. Wise encouraged the Board to support the WJCC School Board's budget, highlighting its importance for students.

5. Mr. Jack Haldeman, 5633 Boatwright Circle, addressed the Board. He advocated for the Board to restore the Purchase of Development Rights Program, which had been discontinued in

2005. Mr. Haldeman indicated that the Capital Budget would face substantial demands. He mentioned that the current population of JCC was approximately 84,000, with projections from credible researchers estimating that this figure would increase to 120,000 by 2045. Mr. Haldeman projected a need for approximately 17,000 additional homes, based on an estimated household occupancy of two people. He stated that he took some figures from the Institute of Transportation Engineering Manual and projected that those new households would generate approximately 120,000-130,000 average daily car trips in addition to the existing daily car trips. Mr. Haldeman drew attention to a number of intersections throughout the County, emphasizing that the issue would lead to significant traffic congestion, worsening a pre-existing problem. He explained the significant environmental impact, emphasizing that the addition of these homes would create hundreds of acres of new impervious surface. Mr. Haldeman noted that neither Best Management Practices nor engineers could mitigate the damage this development would cause to the County's already impaired watersheds. He also highlighted the rise in government spending, referencing a foundational principle of local public finance: government's per capita cost increases in tandem with population density. Mr. Haldeman lamented the erosion of the County's character. He encouraged the Board to issue a 30-year fixed-rate bond to purchase assets, anticipating a net interest rate of approximately 3.5% due to the County's excellent credit rating. Mr. Haldeman explained that after the 30-year term, the bond would be fully paid off, leaving the County with the remaining assets. He specified these assets would manifest as increased community character, enhanced quality of life, and an improved environment.

6. Mr. Henderson, 101 Keystone, addressed the Board. He advocated for the forthcoming budget to be developed as a zero-based budget. Mr. Henderson pointed out that the previous year's budget had already burdened County residents with the cost of high-expenditure projects. He questioned the strategies aimed at making the County affordable, suggesting that the current situation prevented young families from being able to afford living in the community, a point which he elaborated on in further detail. Mr. Henderson proposed the County establish a business executive task force to develop the budget, highlighting potential advantages like improved fiscal planning and community benefits from private sector expertise, suggesting a more strategic business-oriented approach to County finances for efficiency and growth. He suggested the County address the WJCC Schools challenges by using consultants to recruit experienced, retired staff for stipends and performance bonuses, instead of hiring many new full-time employees, focusing on efficient, result-driven solutions for the schools. Mr. Henderson noted that since not all students pursue a college education, the community should increase the availability of local vocational training options.

7. Mr. Wit Derby, 2976 River Reach, addressed the Board. He stated that he resided in Governor's Land at Two Rivers and wished to share some viewpoints. Mr. Derby explained that the values of properties, particularly those of high-end homes, had been declining. In his neighborhood, he noted that 40 homes were sold last year; however, those properties were on the market for a duration of two to three times longer than in past years, and nearly every home required multiple price reductions before a sale could be finalized. He mentioned a bifurcation tax base and requested that the Board consider the current economic conditions, relevant events, and potential strategies for addressing the situation. Mr. Derby stated his belief that the County's population would not increase significantly because developers were focusing their attention on other regions, such as Charles City County, due to its favorable tax rate and more conservative approach. He noted that the community's restaurant sector faced significant hardship, exacerbated by a 50% decrease in profitable liquor sales and concurrent tax increases from the County, all occurring amidst reduced customer footfall. Mr. Derby acknowledged that both the Old Chickahominy House and Carrot Tree Kitchens, long-standing Williamsburg eateries, were closing in January after many years. He called for Board action to support the stressed hospitality industry, emphasizing its vital role. Mr. Derby explained that the high cost of living was making the area less appealing for its inhabitants, who were "asset-rich yet cash-poor," a problem that persisted even without an increase in the official tax rate.

Mr. McGlennon closed the Public Hearing as there were no additional public speakers.

Mr. McGlennon indicated that Mr. Everson was the Planning Commission representative for the meeting.

2. Z-25-0007/MP-25-0005. 6810 Richmond Road, The Williamsburg Pottery Proffer and Master Plan Amendment

A motion to Approve was made by James Icenhour, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

Ms. Sarah Propst, Principal Planner, addressed the Board noting that Ms. Dawn Griggs of Thalheimer Realty Partners, on behalf of Coastal Community Church, had applied for a Master Plan and Proffer Amendment to allow for institutional uses on the previously adopted Master Plan. She indicated that the property known as the Williamsburg Pottery consisted of three large buildings and a smaller outbuilding. Ms. Propst cited the specifics of the Special Use Permit (SUP) application included in the Agenda Packet. She noted that a Master Plan Amendment change was needed to allow Coastal Community Church, an institutional use, to occupy Building B. Ms. Propst stated that the church had a proposed seating capacity of 1,000 people with 208 parking spaces. She explained that the Zoning Ordinance required 200 parking spaces for the proposed capacity. Ms. Propst stated that the applicant had proffered a parking agreement, to be recorded prior to the issuance of a Certificate of Occupancy, that provided an additional 50 parking spaces through a parking easement to alleviate parking congestion between services. She noted that Proffer No. 3 required a 30-minute interval between public assemblies that exceeded 50 people and traffic management would be provided by Proffer No. 5. To further mitigate impacts, Ms. Propst stated that Proffer No. 4 limited weekday public assemblies to 250 peak-hour vehicle trips, excluding holidays. She further stated that at its December 3, 2025, meeting, the Planning Commission voted 6-0 to recommend approval of the Master Plan Amendment and rezoning request to the Board of Supervisors. Ms. Propst noted that staff recommended approval to the Board of Supervisors, subject to the proposed conditions. She welcomed any questions the Board might have and noted that the applicant was also available.

Mr. McGlennon asked if the Board had questions for staff.

Ms. Larson noted her initial concern regarding parking, but staff clarified the various amendments and conditions that addressed those worries.

Mr. Everson informed the Board that the Planning Commission discussed the parking aspect of the application, but had no further discussion on the matter. He noted that the Planning Commission then voted 6-0 to recommend approval of the application to the Board of Supervisors.

Mr. McGlennon opened the Public Hearing.

1. Mr. Saun Brown, Applicant, addressed the Board, conveying the applicant team's enthusiasm for reaching this milestone and expressed gratitude to County staff and the Planning Commission for their assistance throughout the process. He highlighted his position as the pastor of Coastal Community Church and mentioned that if the Board wished to incorporate an invocation, he had a team of pastors currently present and available for that purpose. Mr. Brown opened the presentation by acknowledging the rezoning request and Master Plan Amendment needed for the Building B purchase. He highlighted the exterior and interior plans for the building. Mr. Brown discussed the history and expansion of Coastal Community Church, emphasizing the positive impacts the organization would offer the community. He indicated that the church's current lease at 1100 Jamestown Road would be replaced by a permanent facility, offering stability for the Williamsburg campus. The PowerPoint presentation acknowledged

members of the Applicant team. Mr. Brown concluded his remarks and welcomed any questions the Board might have.

Mr. McGlennon asked if the Board had any questions.

Ms. Null expressed her enthusiasm for the application, stating that while she did not have a question, she was excited about the proposed use for the property, which had been vacant for years, and viewed it as a positive development for the community.

2. Mr. Chris Henderson, 101 Keystone, addressed his support for this application. He felt that there were beneficial factors to this proposed use. He voiced concern that the proposed use would exacerbate existing traffic congestion in nearby areas. Additionally, he pointed out that the County would lose revenue because the organization's tax-exempt, nonprofit status would remove one of the County's most valuable commercial locations from the tax roll, a significant financial consideration requiring careful thought.

Mr. McGlennon closed the Public Hearing.

Mr. Icenhour expressed pleasure in conversing with the Applicant team regarding their submission, conveying his strong positive impression of the church's proposal. He noted that Mr. Henderson raised a valid point of lost revenue, but argued that empty storefronts were also a significant issue. Mr. Icenhour expressed his belief that this was a good reuse of an existing facility that was otherwise lying dormant and deteriorating. He noted that after careful consideration and weighing the various factors, he was inclined to support the application.

3. SUP-25-0014. 4300 John Tyler Hwy., Williamsburg School for the Arts & Innovation

A motion to Approve was made by Ruth Larson, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

Ms. Allison Jackura, Senior Planner, addressed the Board noting that Ms. Krista John, Williamsburg School of Arts & Innovation, had applied for an SUP to allow for a school within the existing buildings located at 4300 John Tyler Highway. She cited the specifics of the SUP application included in the Agenda Packet. Ms. Jackura noted that although Bright Horizons Day Care Center had received an SUP in 1989, built two buildings, and previously operated on the property, the organization had since ceased operations and the property was now vacant. She indicated that the applicant planned to utilize the existing buildings to establish a private school, primarily serving homeschool students with a focus on art and theater. Rehearsals were anticipated to include approximately 25 to 30 students, with a schedule featuring staggered class times throughout the week, as well as occasional evening or weekend sessions. Ms. Jackura pointed out that the applicant's plan did not include any exterior modifications, focusing solely on interior remodeling to create the intended school layout. She stated that because the 2045 Comprehensive Plan classified schools as an appropriate use within the zoning district, staff recommended approval of the application. Ms. Jackura welcomed any questions the Board might have.

Mr. McGlennon asked if the Board had questions for staff.

Mr. Icenhour asked Ms. Jackura how long the property had been vacant.

Ms. Jackura replied she was uncertain and deferred the question to the applicant.

Ms. Larson stated that, to her knowledge, the Bright Horizons Day Care Center location was sold, and she believed that Childcare Network subsequently acquired and operated a daycare in those same two buildings for a significant period. She inquired whether this specific type of

commercial use of the property would generate revenue for the County.

Ms. Jackura replied she believed so.

Mr. Everson addressed the Board and highlighted that numerous public speakers had expressed support for the application and that the Planning Commission voted 6-0 to recommend approval.

Mr. McGlennon opened the Public Hearing.

1. Mr. Gary John, Applicant, 4 Sheffield Road, addressed the Board requesting its support in approving the SUP to establish an educational facility. He pointed out his wife in the audience, noting that she was the director and founder of the Williamsburg School for the Arts & Innovation. Mr. John explained that the property had been vacant for more than a year (exact timing uncertain) and that the goal was to repurpose it under private ownership, thereby becoming a new source of tax revenue for the County. He provided an overview of the organization's mission, which was to fill a community gap and expand arts opportunities for local youth. Due to the organization's growth, Mr. John indicated the need for a permanent facility. He emphasized several key program aspects: small class sizes, flexible education scheduling for homeschool and school-aged students, and a supportive, creative environment centered on hands-on learning. Mr. John provided a comprehensive overview of the organization's program offerings during the PowerPoint presentation. He drew attention to the constructive community aspects, the role of being a good neighbor, and the dedication to joining forces with local businesses for meaningful contributions. Mr. John concluded his remarks and welcomed any questions the Board might have.

Mr. McGlennon asked if the Board had any questions.

Ms. Larson asked if there were plans to do performances at the school.

Mr. John noted the possibility of small-scale performances occurring at the school, with potentially one or two major performances taking place annually at the Kimball Theatre.

Mr. McGlennon thanked Mr. John.

Mr. McGlennon closed the Public Hearing as there were no additional public speakers.

4. SUP-25-0007. 4797 Fenton Mill Road Contractor's Office

A motion to Deny was made by Barbara Null, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

Mr. Will Albiston, Planner, addressed the Board noting that Mr. Pedro Fuster, Heavy Duty Brothers, LLC, had applied for an SUP to allow for the construction of an approximately 3,500-square-foot building to be used as a contractor's office located at 4797 Fenton Mill Road. He cited the specifics of the SUP application included in the Agenda Packet. Mr. Albiston stated that in the A-1, General Agricultural Zoning District contractors' warehouses, sheds, and offices required an SUP. He highlighted that the business specialized in residential new construction, remodeling, concrete services, and light excavation, with a workforce of three to five full-time employees. Mr. Albiston noted that the project entailed partial demolition and reconstruction within the existing footprint to create a new space containing a shop area, a storage area, an office, and a bathroom. He further noted that the applicant was anticipated to be the primary occupant. Mr. Albiston emphasized both the initial proposed SUP conditions and the subsequent revisions to the SUP conditions. He explained that although the proposal was not for agricultural or forestal purposes, staff deemed it a very low-intensity operation, compatible with

the area's rural character and aligned with Rural Lands Development Standards. Mr. Albiston indicated that based on the proposed SUP conditions, Master Plan, and Zoning Ordinance requirements, staff determined that the proposal was compatible with surrounding development and generally aligned with the 2045 Comprehensive Plan and the Zoning Ordinance. He noted that staff recommended approval of the application, subject to the proposed SUP conditions. Mr. Albiston invited questions from the Board, noting that the applicant was also present.

Ms. Larson raised concern regarding the compatibility of this use with the surrounding area.

Mr. Albiston explained that County staff deemed the use compatible by referencing the "Secondary Use" provision with the Rural Lands designation of the Comprehensive Plan. He noted that the proposal met the criteria outlined in the Rural Lands Development Standards.

Mr. McGlennon asked if there were any other businesses along that stretch of Fenton Mill Road.

Mr. Albiston indicated that, based on his knowledge, there was another contractor's office and a Christmas tree farm.

Mr. Icenhour inquired about the size of the equipment stored in the facility, specifically asking if it would be smaller.

Mr. Albiston confirmed yes.

Mr. Icenhour inquired about the weekly number of vehicles parked at the contractor's office or overnight.

Mr. Albiston deferred the question to the applicant.

Ms. Wainwright asked if County staff had visited the property.

Mr. Albiston confirmed yes.

Ms. Null expressed concern that the application did not align with the Comprehensive Plan.

Mr. Everson informed the Board that the Planning Commission had raised questions regarding landscaping, lighting, and signage. While a Planning Commissioner had inquired about potential expansion under the SUP, that allowance was later withdrawn. He noted that two citizens spoke at the Public Hearing raising concerns with the proposal. Mr. Everson highlighted the Planning Commission discussion to include the property's history, the permissibility of a contractor's office in the A-1 Zoning District, and the storage of petroleum products on-site. He indicated that the Planning Commission approved the application by a vote of 5-1. Mr. Everson concluded his remarks.

Mr. McGlennon opened the Public Hearing.

1. Ms. Elizabeth Boley, 4803 Fenton Mill Road, addressed the Board. She indicated that she resided directly adjacent to the site and expressed concerns regarding increased traffic, noise, and lighting, as well as the overall impact on property values and the tranquil environment. Ms. Boley explained that the community's tranquility had already been diminished by increased highway noise following recent tree removal. She noted that residents moved to this area, expecting a quiet, non-commercial environment and argued that introducing this business would further exacerbate these issues. Ms. Boley requested that, if approved, the application include a buffer zone and privacy fence to mitigate noise and activity. She further requested that business operations be restricted to weekdays, 8 a.m. to 5 p.m., with no large equipment use in the early morning or evening.

2. Mr. James Brinkley, 109 Providence Lane, Yorktown, VA, addressed the Board. He expressed support for the application, highlighting his connection to Mr. Fuster and praising the company's professionalism and consideration for neighbors. Furthermore, he noted his belief that the project would increase property values.

3. Mr. Joshua Bowen, 2908 Thomas Smith Lane, addressed the Board. He emphasized his background as a lifelong resident and noted his 15-year history as a local small business owner. Mr. Bowen endorsed the Fuster family and Heavy Duty Brothers, LLC, noting his five-year acquaintance, its top-tier professionalism, and history of building multiple homes for him, including work on his personal residence. He urged the Board to support the application, emphasizing that the property's proximity to I-64 made it better suited for business over residential use, while also advocating for the support of hardworking, family-run enterprises.

4. Mr. Douglas Steven Mallory, 4650 Fenton Mill Road, addressed the Board. He expressed concern regarding traffic safety, specifically noting that a previously approved contractor's office had resulted in multiple near-miss accidents at its entrance and exit. Mr. Mallory noted that when interstate traffic backed up, GPS rerouted drivers to Fenton Mill Road, causing significant traffic issues. He explained that the property sat on a curve along this stretch of Fenton Mill Road, where the speed limit was 55 miles per hour. Mr. Mallory voiced his opposition to the proposal.

5. Ms. Shannon White, 4809 Fenton Mill Road, addressed the Board. She noted her concern regarding traffic safety. Ms. White mentioned that the curve had been prone to multiple accidents throughout her time living there. She explained that she bought her house specifically for its zoning. Ms. White noted the high truck traffic volume stemming from the other contractor's office and highlighted community concerns regarding small-scale projects expanding beyond their original scope.

6. Ms. Victoria Brinkley, 94 Knollwood Drive, addressed the Board. She voiced her support for this application and the organization. She noted that she was a lifelong resident of the County and mentioned her role as the Executive Director of Edgeworth Park in New Town. Ms. Brinkley praised Heavy Duty Brothers, LLC, for its work during a lobby leak at Edgeworth Park, highlighting its professionalism, cleanliness, and dedication to resident safety. She indicated that Edgeworth Park intended to utilize Heavy Duty Brothers, LLC, services in the future, expressing confidence in their commitment to respecting surrounding residents.

7. Ms. Felicia Manley, 4807 Fenton Mill Road, addressed the Board. She indicated that her property was adjacent to the subject property. She expressed gratitude to County staff for visiting the site to witness the neighbors' situation firsthand. Ms. Manley acknowledged the favorable comments from the public but highlighted that these individuals were not directly affected by the matter. She explained that the conditions of the road made it highly dangerous for additional traffic. She reaffirmed that the area was receiving diversions from I-64 constantly. Ms. Manley voiced concern regarding decreased property values. She recognized surrounding neighbors present in the audience who would also be impacted. Ms. Manley asked the Board to deny the application.

8. Ms. Shantel Brinkley, 4857 Fenton Mill Road, addressed the Board noting that her property was adjacent to the subject property. She stated that she bought the property because of its rural, residential nature. Ms. Brinkley noted that residents were already dealing with one approved contractor's office and adding a second one would create the impression that further commercial development was planned for the area. She asked the Board to deny the application, citing a desire to keep the area peaceful.

Mr. McGlennon closed the Public Hearing as there were no additional public speakers.

Mr. Icenhour requested a review of the site plan PowerPoint slide to confirm if the green area represented the transitional buffer and fencing mandated by Proffer No. 3. He looked to Mr. Albiston for clarification.

Mr. Albiston replied that was correct.

Mr. Icenhour asked about the fencing around the perimeter of the property.

Mr. Albiston pointed out that the red line on the site plan was a preliminary, general placement for the fence, not exact, and its specific location would be finalized later during the site plan stage.

Ms. Null raised concern regarding the narrow shared driveway, noting that large construction vehicles could impede Ms. Boley's access to the property. She proposed a 30-foot-wide driveway, with a portion to be transferred by deed to Ms. Boley. Ms. Null noted a reduction in area home values. She raised significant safety concerns, stating that incorporating construction traffic into the existing infrastructure would further jeopardize public safety. Ms. Null indicated her opposition to the proposal.

Mr. Icenhour noted his appreciation for all the public input. He stated that after visiting the site, he had expressed significant concern regarding the subject property's small size and close proximity to the road. Mr. Icenhour noted that unlike the other contractor's office, which was well-buffered and private, this location would dominate the surrounding residential area. He stated his belief that this proposal would negatively impact local property values. Mr. Icenhour expressed reservations regarding the proposal and indicated a need to review the Comprehensive Plan to ensure it matched the Board's endorsed strategy for rural lands.

Ms. Wainwright stated that visiting the property provided a significantly different perspective than viewing it on a map, describing the location as a very intimate residential area. Drawing from her experience living in an A-1 District, she emphasized the need to consider the residents' perspective. She clarified that her concerns were not about the organization's quality of work, but rather whether this was the appropriate use for this specific area. Ms. Wainwright expressed concern regarding the small size of the property and the movement of large construction vehicles in a heavily populated residential area. She expressed gratitude for the presence of such a business in the County, yet articulated significant concern regarding the suitability of the location.

Ms. Larson indicated that she had no further input, reiterating that despite the business's quality, the heavy residential presence remained a concern. She noted that increased acreage and additional buffering were key factors that could have improved the proposal's reception.

Mr. McGlennon highlighted the dilemma of this case, balancing the company's ambitious growth and positive reputation against the negative impact on the local residential community. He acknowledged the numerous SUP amendments intended to address resident concerns. However, he noted that if business growth required limiting equipment movement, restricting operating hours, and sacrificing space for a showroom, this site was ultimately unsuitable for this business. He mentioned that he would be unable to endorse this application.

5. SUP-25-0013. 5255 Riverview Road Family Subdivision

A motion to Approve was made by Ruth Larson, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

Mr. Albiston addressed the Board noting that Mr. Chase Grogg of Landtech Resources, Inc., had applied for an SUP on behalf of Ms. Hazel Richardson for a family subdivision to create

one new parcel of 3.01 acres with one remainder parcel of 36.76 acres inside the Croaker Agricultural and Forestal District. He cited the specifics of the SUP application included in the Agenda Packet. Mr. Albiston noted that the new parcel would be owned by Mr. Jacob Sechrist, the grandchild of Ms. Richardson, in accordance with the Family Subdivision Ordinance. He stated that the new parcel required an SUP, as it was smaller than the by-right minimum in the A-1 District. Mr. Albiston indicated that staff had reviewed the preliminary plat and found the proposal could meet Ordinance requirements. He indicated that the property was located outside of the Primary Service Area and would require private well and septic systems. Mr. Albiston advised that the Virginia Department of Health had confirmed that the soils could adequately accommodate these systems. Mr. Albiston noted that approval of this application required the applicant to complete the subdivision plat process. Furthermore, a family subdivision affidavit and a draft agreement had already been submitted. He stated that staff found the proposed family subdivision to be compatible with surrounding development and consistent with the intent of the Comprehensive Plan. Mr. Albiston noted that staff recommended approval of the application, subject to the proposed conditions. He welcomed questions from the Board and noted that the applicant was also available.

Mr. McGlennon indicated that there was no Planning Commission report on this item.

Mr. McGlennon opened the Public Hearing.

1. Mr. Chase Grogg, Landtech Resources, Inc., 205 Bulifants Boulevard, Suite E, addressed the Board. He explained it was a simple family subdivision involving a three-acre lot, from a grandmother to her grandson. He noted the presence of a trailer on the property, which was occupied by a brother. Mr. Grogg welcomed any questions the Board might have.

Mr. Icenhour noted uncertainty regarding the plat, specifically questioning if the existing residence was positioned on the foremost tract.

Mr. Grogg acknowledged that to be correct.

Mr. Icenhour asked for the location of the subdivided parcel.

Mr. Grogg pointed out the new parcel outlined in the PowerPoint presentation.

Mr. McGlennon closed the Public Hearing as there were no additional public speakers.

6. SUP-25-0015. 4900 Stadium Rd & 4620 Opportunity Way, General Services Headquarters

A motion to Approve was made by Ruth Larson, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

Ms. Propst addressed the Board noting that Mr. Andrew McKinley of VIA design architects, pc, had applied for an SUP on behalf of JCC for the development of an approximately 60,500-square-foot General Services Headquarters. She advised that an SUP was required in all zoning districts for a governmental institution or office building exceeding 30,000 square feet of floor area. Ms. Propst stated that the General Services Headquarters would provide office space, large meeting room, workshop space, and equipment storage for General Services Administration, Capital Projects, Environmental Sustainability, Grounds, and Solid Waste Divisions. She further stated that the complex would be primarily located on 4900 Stadium Road with some clearing and grading occurring on 4620 Opportunity Way. Ms. Propst cited the specifics of the SUP application included in the Agenda Packet. She noted that the site would be accessed from Stadium Road via two entrances, one in line with Warhill High School's entrance and one at the Virginia Dominion Energy easement. Ms. Propst further noted that General Services employees

had a staggered schedule which should decrease traffic conflicts with Warhill High School; however, a turn lane evaluation was required by SUP Condition No. 4 prior to site plan approval. She indicated that the Traffic Impact Analysis evaluated the intersections with Warhill Trail and Longhill Road to the south, Centerville Road and Opportunity Way to the north, Centerville Road and Route 60 (Richmond Road), as well as eastbound and westbound ramps from Route 60 onto Route 199. Ms. Propst noted that the intersection at Longhill Road and Warhill Trail was currently unsignalized but planned improvements including a traffic signal, lengthening the southbound right-turn lane to accommodate queuing traffic and sidewalk and crosswalk additions leading to improved bus stops would result in an overall Level of Service (LOS) B for the intersection. Ms. Propst advised that no other traffic improvements were recommended or proposed. She indicated that SUP Condition No. 2 required that the building comply with the County's Sustainable Building Policy by being designed to meet Silver LEED requirements and energy efficiency criteria. Ms. Propst stated that the final architectural design would be approved by the Director of Planning per the County's Character Design Guidelines. She highlighted the stormwater management for the site and additional stormwater measures were met, specifically required by the County Code. Ms. Propst stated that at the December 3, 2025, Planning Commission meeting, the Planning Commission recommended approval of this application, subject to the proposed conditions by a vote of 6-0. She noted that staff found the proposal to be compatible with surrounding development and consistent with the Comprehensive Plan and Zoning Ordinance. Ms. Propst further noted that staff recommended approval to the Board, subject to the proposed conditions. She invited any questions the Board might have and noted that the applicant was also available.

Mr. McGlennon asked if the Board had any questions.

Ms. Wainwright questioned the traffic signalization proposal, interpreting it as a requirement.

Ms. Propst explained that the improvement was already planned, stemming from a comprehensive study of Longhill Road and eight years of identified needs following amendments to the Warhill Sports Complex. She noted that while the traffic light would prioritize main road traffic, it would also assist with traffic flow during large events.

Ms. Wainwright noted that the difficulty of turning left onto Longhill Road negatively impacted overall traffic flow at the intersection, a situation compounded by the nearby Centerville Road light.

Ms. Propst replied that she could only speak to what had been identified and what was determined to be required. She deferred further clarification to Mr. Paul Holt, Director of Community Development.

Mr. Holt addressed the Board, acknowledging that while the proposed signal was close to existing traffic signals on Longhill Road, the Virginia Department of Transportation (VDOT) did not view this proximity as a concern or required special design criteria. He explained that previous traffic studies for the Warhill Sports Complex Master Plan indicated that any substantive increase in traffic would cause the intersection to fail. Therefore, due to the regular, recurring, and peak-hour traffic added by General Services staff, staff incorporated the signal into this SUP project.

Mr. Icenhour highlighted the critical need for a traffic signal at Longhill Gate and Warhill Trail, citing staff report data that indicated significant improvements in the 2040 Build scenario. He also inquired whether Stadium Road connection improvements were included in the SUP or if they constituted a separate project.

Mr. Holt clarified that this would be a separate project, noting that opportunities to connect already existed, independent of any future master plan improvements designed to enhance connectivity.

Mr. Icenhour asked if this would make it easier for JCSA vehicles to access the Headquarters site from either direction.

Mr. Holt confirmed yes.

Mr. Everson informed the Board that the Planning Commission discussed the project, particularly regarding its exclusion from the new Consolidated Government Center. He noted a request for staff to utilize approved Special Stormwater Criteria to reduce water treatment. Mr. Everson reported that the Commission voted 6-0 to recommend approval.

Mr. McGlennon opened the Public Hearing.

1. Mr. Andrew McKinley, VIA design architects, pc, 319 E Plume Street, addressed the Board. He explained that General Services Department managed all County facilities and grounds, including HVAC maintenance and lighting, noting that their responsibilities cover a vast amount of physical territory. Mr. McKinley emphasized that the project was separate from the Consolidated Government Center. He explained that the duties involved were not suitable for a location with high public traffic. He highlighted that this was the first time General Services would be housed together, explaining the setup as a shared space with JCSA. Mr. McKinley indicated that the County had surpassed the capacity of its current infrastructure, both internally and externally, despite prior efforts to optimize it. Mr. McKinley highlighted that the new General Services Headquarters was designed to provide substantial meeting space, emergency shelter, and Silver LEED-certified sustainability. He welcomed any questions the Board might have.

2. Mr. Chris Henderson, 101 Keystone, addressed the Board. He questioned the legitimacy of the application process, noting the absence of required environmental, archaeological, and endangered species studies, as well as a proffered site plan and design guidelines. Mr. Henderson pointed out the lack of a detailed engineered site plan and raised concerns regarding buffering for nearby residential areas. Additionally, citing the County's existing \$250 million investment in the Consolidated Government Center, he requested transparency regarding the project's costs and funding sources, ultimately urging the Board to reevaluate the proposal.

Mr. McGlennon closed the Public Hearing.

Mr. McGlennon sought verification from staff that the County held itself to the same SUP standards as private applicants.

Ms. Propst confirmed that the application satisfied all County SUP requirements and that all necessary documents were submitted and reviewed.

Mr. McGlennon asked the applicant team to speak to the stormwater aspect of the application.

Mr. Dan Ruby, Timmons Group, addressed the Board. He verified that the project would comply with the Special Stormwater Criteria. He highlighted the advantage of a downstream pond with significant spare capacity. Furthermore, he explained that the specific criteria remained open to maintain flexibility during the site plan phase and to avoid restrictive commitments early on.

Mr. McGlennon requested that staff confirm whether private developers were required to disclose additions meant to meet Special Stormwater Criteria in advance.

Ms. Propst explained that the Special Stormwater Criteria were selected based on specific requirements and were determined during the site plan process, following necessary research and studies to ensure appropriateness for the site.

Discussion ensued.

Ms. Larson inquired about the construction date of the current General Services building and whether its original purpose was solely to house that department.

Ms. Grace Booner, Director of General Services, addressed the Board. She indicated that the facilities were in place at the start of her employment in 1986, estimating their existence to be well over 40 years. She confirmed that JCSA had a new facility but the County facilities in close proximity had been modified numerous times.

Ms. Larson sought clarification from Ms. Boone regarding whether the buildings were designed as temporary, not permanent, housing for General Services.

Ms. Boone explained that the “butler buildings” typically had a 30-year lifespan, but additions and modifications had led to significant roof leaks. She noted that because the Board had previously visited the site, these issues were made aware in addition to the parking constraints.

Ms. Wainwright noted the site plan indicated a 100-foot buffer between the General Services Headquarters and the residential area, then asked Ms. Propst to clarify that detail.

Ms. Propst confirmed this, adding that the Resource Protection Area created extra separation.

Ms. Wainwright requested the figures for this project.

Ms. Propst directed the question to the applicant.

Ms. Boone noted that the County was currently engaged in cost negotiations, asserting that disclosing details would be contrary to the County’s best interests.

H. BOARD CONSIDERATION(S)

None.

I. BOARD REQUESTS AND DIRECTIVES

Ms. Wainwright expressed her gratitude to her fellow Board members and County staff for their warm welcome. She mentioned that she attended the County’s and JCSA’s Christmas parties. Ms. Wainwright expressed her enthusiasm for the new role, highlighting her commitment to future community investments and continued local improvement.

Ms. Null noted her attendance at both Christmas parties, where she took the opportunity to thank staff for their dedicated efforts.

Mr. Icenhour noted that, following the Christmas parties, he had another opportunity to visit the Jamestown Beach Event Park campground for the Lafayette Trail Sign Unveiling Ceremony and acknowledged Ms. Larson’s attendance. He commended the event, its historical context, and the participants.

Ms. Larson noted that she attended the Lafayette Sign Unveiling Ceremony and thanked the County’s Parks & Recreation Department for their hard work in organizing the event. She urged the public to participate in the upcoming 250th Commemoration events, highlighting them as excellent opportunities to connect with history. Ms. Larson mentioned meeting with Delegate-elects Mark Downey and Jessica Anderson to discuss area tourism. She reported that she, Mr. McGlennon, and Mr. Stevens attended a Greater Williamsburg Chamber of Commerce legislative forum and praised the event.

Mr. McGlennon expressed his enthusiasm for the Board's collaborative goals for the new year and noted his attendance at the recent legislative forum. He highlighted an upcoming trip to Richmond for Local Government Day in early February and praised the Winter Lantern Festival at Jamestown Settlement.

J. REPORTS OF THE COUNTY ADMINISTRATOR

Mr. Stevens reminded residents that the County's Convenience Centers were accepting Christmas trees for free through the end of January, provided all lights, decorations, and ornaments were removed beforehand. Mr. Stevens recognized the Clean County Commission as a co-sponsor of the Virginia Peninsula Clean Business Forum. He highlighted the County's initiative to identify businesses deserving of recognition for their environmental stewardship and beautification efforts, inviting nominations from the public. He stated that the County selected one business quarterly, and the application was available on the County's website. Mr. Stevens highlighted that Kongsberg Defence & Aerospace was moving forward with its plans announced in late 2024 to construct a new manufacturing facility for their naval and joint strike missiles, with the groundbreaking ceremony taking place on Friday, January 16.

Ms. Larson asked Mr. McGlennon if the Board could take a five-minute recess before entering into Closed Session.

Mr. McGlennon confirmed yes.

At approximately 7:54 p.m., the Board recessed for a short break.

At approximately 8:01 p.m., the Board reconvened.

K. CLOSED SESSION

A motion to Enter a Closed Session was made by James Icenhour, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

At approximately 8:02 p.m., the Board entered Closed Session.

At approximately 8:17 p.m., the Board re-entered Open Session.

A motion to Certify the Board only spoke about those items indicated that it would speak about in Closed Session was made by James Icenhour, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Null

1. Consideration of a personnel matter, the appointment of individuals to County Boards and/or Commissions, pursuant to Section 2.2-3711 of the Code of Virginia
 - a. Citizen Terms Expiring in 2026
 - b. Planning Commission Appointments
 - c. Social Services Advisory Board Appointment

A motion to Appoint Ms. Deborah Naglee to the Social Services Advisory Board to fill an unexpired term that would expire September 24, 2028, was made by John McGlennon, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Hipple, Icenhour Jr, Larson, McGlennon, Null

2. Certification of Closed Session

L. ADJOURNMENT

1. Adjourn until 1 pm on January 27, 2026 for the Business Meeting

A motion to Adjourn was made by Barbara Null, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Icenhour Jr, Larson, McGlennon, Null, Wainwright

At approximately 8:18 p.m., Mr. McGlennon adjourned the Board of Supervisors.

Teresa J. Saeed

Deputy Clerk