

**King & Queen County
Planning Commission Minutes
January 3, 2011**

The King & Queen County Planning Commission met on Monday, January 3, 2011, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in the Court Room for their regular monthly meeting.

Planning Commission Members Present:

John Roane	James “Jimmy” Guess
Milton Watkins	Hunter Richardson
David Campbell	Wallica Gaines
Robert “Bob” Taylor	

Also in Attendance:

Thomas J. Swartzwelder, County Attorney
Donna E. Sprouse, Assistant Zoning Administrator

Call to Order

Chairman, Robert Taylor, called the meeting to order.

Roll Call/Determination of Quorum

Mr. Campbell took roll call and determined that a quorum was present.

Approval of Monthly Meeting Dates for 2011

A motion was made by Mr. Watkins, second by Mr. Guess to approve the following monthly meeting dates for year 2011...

January 3, 2011	July 5, 2011 (<i>This is a Tuesday Meeting due to the 4th of July Holiday</i>)
February 7, 2011	August 1, 2011
March 7, 2011	September 6, 2011 (<i>This is a Tuesday Meeting due to the Labor Day Holiday</i>)
April 4, 2011	October 3, 2011
May 2, 2011	November 7, 2011
June 6, 2011	December 5, 2011

The vote was ratified by all members present stating “Aye”.

Election of Officers for 2011

Mr. Taylor stated that he would entertain a motion for Planning Commission Chair. A motion was made by Mr. Watkins, second by Mr. Richardson to elect Mr. Taylor as Chair.

Voting For: Watkins, Roane, Gaines, Guess, Richardson, Campbell

Voting Against: None

Abstain: Taylor

Mr. Taylor thanked the Planning Commission. He stated that he would entertain a motion for Planning Commission Vice Chair. A motion was made by Mr. Roane, second by Mr. Taylor to elect Mr. Richardson as Vice Chair.

Voting For: Watkins, Roane, Gaines, Guess, Taylor, Campbell

Voting Against: None

Abstain: Richardson

Mr. Taylor stated that he would entertain a motion for Planning Commission Secretary. A motion was made by Mr. Taylor, second by Mr. Watkins to elect Mr. Campbell as Secretary.

Voting For: Watkins, Roane, Gaines, Guess, Taylor, Campbell, Richardson

Voting Against: None

Abstain: None

Mr. Taylor noted that he is Chairman, Mr. Richardson is Vice Chair and Mr. Campbell is Secretary for the 2011 calendar year.

November 1, 2010 – Regular Meeting

After brief review of the minutes, a motion was made by Mr. Roane to approve the minutes as written, second by Mr. Watkins.

Voting For: Watkins, Roane, Gaines, Guess, Taylor, Campbell, Richardson

Voting Against: None

Abstain: None

Citizens Comment Period

Mr. Taylor opened the floor for public comment period, hearing no comments from the public, citizens comment period was closed.

New Business

A. Zoning Text Amendment ZA10-14 – Review Article 1, General Framework of the Zoning Ordinance.

Mr. Taylor asked Mrs. Sprouse to please review the first item under new business. Mrs. Sprouse explained that while reviewing the zoning ordinance articles, it had come to her attention that the state code reference provided in Article 1 pertaining to Family Day Homes was outdated. She noted that she made the correction and suggests having this article included in the public hearing when all other articles are heard. The Planning Commission agreed.

B. Zoning Text Amendment ZA10-15 – Review Article 8.1, Amateur Radio Antennas

Mr. Taylor asked Mrs. Sprouse to please review the second item under new business. Mrs. Sprouse noted that within Article 8.1, Section 3-188, it states that *“The Governing authority shall consider the following factors in determining whether to issue a special use permit for any antenna higher or taller than the primary structure...”* Mrs. Sprouse noted that such approval according the permitted use table is granted only by approved Conditional Use Permit, not Special Use permit. The Planning Commission agreed with the proposed change so it corresponds with the permitted use table.

Unfinished Business

A. Zoning Text Amendment ZA10-03 – Establishment of Zoning Districts & Official Zoning District Map

Mr. Taylor asked the Planning Commission how they would prefer to review the next section of proposed revised articles/ordinances. It was the consensus of the Planning Commission to review each proposed change briefly to ensure that something isn't overlooked or if the revisions need additional work. Mrs. Sprouse went over the proposed changes within Article 3, Establishment of Zoning Districts & Official Zoning District Map. After some discussion among the Planning Commission, no changes of the proposed amendments were made.

B. Zoning Text Amendment ZA10-04 – Review Article 4, Permitted Uses

Mrs. Sprouse noted that within the Commissions packets are 2 sets of Article 4 Ordinances. She stated that one is a clean copy without all of the markings of the proposed revisions, with the exception of a few markings that needed to be addressed tonight. She noted that the second copy is a draft copy with revision markings. She provided both so that they may choose to use which ever was easiest for them to work with. Mr. Taylor suggested rather than going through the entire table, the Commission review the clean draft and as Commissioners have comments or questions, we address them accordingly and review only those items left to be discussed. Mrs. Gaines noted that she had great concern about having shelters for domestic violence victims by Conditional Use because of the public advertising that will take place. She asked if there was a way to do so without advertising where such a shelter may be located. Mr. Swartzwelder stated that he will review the state code to see if they are treated as Group Homes are and would get back to the Commission with his findings.

After much discussion the following changes were proposed to the clean copy of Article 4...

- Allow Animal Raising/Farm (private) by approved CUP in Rural Residential
- Remove the comments/footnotes from “Field Crop cultivation, orchards, groves, trees, etc.”
- Include the term “Stock Yard” with “Livestock Auction (Commercial)”
- Allow Keeping of livestock for private use or enjoyment by approved CUP in Rural Residential
- Allow by CUP “Private Stables” in Rural Residential
- Remove the acreage requirement from “Slaughterhouse/Packinghouse”
- Adult Establishments are not defined in the Definitions Section of Chapter 6.

- Included Tattoo & Piercing Parlors by approved CUP in GB1 and by right in GB2
- Substitute the word “Ethanol” in “Distillation of Ethanol from Grain” with “Fuel”
- Remove the definition under comments/footnotes from “Park (Public)” and use the existing definition in the Definitions Section of Chapter 6.

Mr. Taylor stated that the Commission will stop with Article 4 and pick the review back up during their February meeting. He noted that we can review items again in Article 4 if needed during the next meeting, otherwise the Commission will move on to Article 5.

Commissioner’s Comments

Mrs. Gaines stated that she has information to share and disclose to the Planning Commission. She noted that she wanted to disclose that she has accepted a part time position with Bay Aging. She also informed the Commission that Bay Aging is concerned that they are not serving King & Queen county at the same level that they are serving other communities. They are asking her to focus on how Bay Aging can deliver services better to King & Queen County. She said that her role is a community connection role and if there are any issues that she can help facilitate and/or if they have any ideas on how to get the information out to the public, to please let her know.

Mr. Taylor noted that it was a great endeavor and thanked Mrs. Gaines.

Mr. Richardson thanked the Commission for their confidence in him in electing him as vice chair and that he will do his best to serve.

Mr. Taylor stated that he would like to see something done at the intersection of Route 33 and Route 605, York River Road at Sunnyside Market because it is a real issue with the tractor trailers attempting to fuel their trucks in such a small area. He noted that what was happening was trucks were being parked along Route 605 waiting to fuel and even backing out on Route 33. He noted it was very dangerous and didn’t know if there was anything that the County could do but wanted them to be aware of the problem. Mr. Swartzwelder noted that he will be happy to speak with the Sheriff about Mr. Taylor’s concerns.

Staff’s Comments

Mrs. Sprouse informed the Planning Commission of a few updates on the county website. She informed the Planning Commission that their names, address, district and terms are posted online under Building & Zoning under their own sub heading. She also noted that under the Board of Supervisors tab, the Board’s minutes from their monthly meetings are now posted online starting with the month of October of 2010.

Mr. Swartzwelder noted that he had two things he would like to share with the Planning Commission. He asked the Planning Commission to please talk with their Board member about the upcoming review/revision of the Comprehensive Plan. He asked them to discuss if they would prefer to review the existing comp plan or make substantial revisions to the comp plan so it is actually a “valuable and useful tool” and/or if they would want to do a comprehensive rezoning with the proposed revision. He also asked the Commission members to talk with their Board member in regards to the proposed reduction of by right division from 2 lots and residual to 1 lot

and residual. He wanted them to be certain that this is something that the Board would want to address and have presented before the public. He noted that this will be something that the public will turn out for. He added that this is not something they have to do, but please keep their Board member informed so they are not surprised.

Mr. Simpkins stated that he enjoyed being in attendance and has learned some new things tonight and he really appreciates your efforts and that the Commission is invaluable.

Mr. Swartzwelder also added that he would like to inform the Board that Mrs. Sprouse has successfully passed 3 required tests within her first attempt with the Virginia Association of Zoning Officials (VAZO). He noted that she now holds the title of Certified Zoning Administrator through VAZO. He noted that even some of our surrounding county Zoning Administrators do not hold such a certification.

Mr. Taylor stated that the next Planning Commission meeting is scheduled for February 7, 2011 at 6 p.m. in the Court Room. He also noted that because the Planning Commission had not had the opportunity to complete the review of all amended articles, to please bring back their January 2011 packet to the upcoming February meeting for completion of the review. Mrs. Sprouse stated that she will send out a reminder asking them to bring their January packets to the February meeting for completion.

Adjournment

There being no further business, a motion was made to adjourn. Adjournment was ratified by all saying "Aye".

Robert "Bob" Taylor, Chairman