

**King & Queen County  
Planning Commission Minutes  
February 1, 2021**

The King & Queen County Planning Commission met on Monday, February 1, 2021, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in the General District Courtroom for their regular monthly meeting.

**Planning Commission Members Present:**

Hunter Richardson  
Milton Watkins  
William Herrin

Barbara Hudgins  
David Campbell  
Robert Coleman, Jr.

**Also in Attendance:**

Donna E. Sprouse, Director of Community Development  
Thomas J. Swartzwelder, County Attorney

**Call to Order**

Chairman, Mr. Richardson called the meeting to order.

**Roll Call/Determination of Quorum**

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

**Approval of Minutes  
December 7, 2020**

After review of the minutes, a motion was made by Mrs. Hudgins to accept the minutes as written, seconded by Mr. Watkins.

Voting For: Watkins, Coleman, Hudgins, Richardson, Campbell  
Voting Against: None  
Abstain: Herrin

**Citizens Comment Period**

Mr. Richardson opened the floor for citizens' comment period.  
Hearing no comments, citizens comment period was closed.

**New Business**

**A. SP20-02 – Level 2 Site Plan – James Burns (*public hearing*)**

Mr. Richardson opened the public hearing for SP20-02, a request for approval of a Level 2 Site Plan for the proposed construction of a 40' x 100' metal building for use as a repair/service shop for man lifts

with office space on County Tax Map Parcel No. 1623-135X-1056-2. The site location is across the street from 208 Bohannon Park., in the Buena Vista Magisterial District.

Mr. Richardson asked Mrs. Sprouse to review the request.

Mrs. Sprouse stated that public notice ran in the Tidewater Review and Rappahannock Times for 2 consecutive weeks (January 13, 2021 & January 20, 2021). She also noted that all adjoining property owners received notification via US mail, sent certified return receipt.

Mrs. Sprouse noted that Planning and Zoning Department received a land development application on September 17, 2020 from Jason Johnson, Applicant requesting the approval of a Level 2 Site Plan to allow for a 40' x 100' metal building for use as a repair/service shop for man lifts with associated office space.

The site location is across the street from 208 Bohannon Park., in the Buena Vista Magisterial District. The property is identified as County Tax Map Parcel No. 1623-135X-1056-2. The property is zoned General Business and is located within the 1,000 Economic Development Corridor.

She added that pursuant to Zoning Ordinance, Title II, Article 5, Table 5.1, there must be at least a 100-foot front yard setback and a 15-foot side and rear yard provided that side and rear yards adjacent to properties in any zoning district which permits residential uses shall not be less than 50 feet. Article 4, Table 4.1, Permitted Use Table, states that a contractor maintenance shop is permitted in the General Business zoning district as a by right use. A level 2 site plan is required for such use as outlined in Article 14, Section 3-312B.

Mrs. Sprouse noted the King & Queen County Planning & Zoning Department had received the following comments regarding the proposal.

Virginia Department of Health – septic and well permit issued.

Virginia Department of Transportation – found the site plan to be satisfactory/acceptable.

She said staff recommended that the site plan request is approved, as it is a by right use in the General Business zoning district and meets the site plan requirements of the King & Queen Zoning Ordinance. No construction shall take place until all permits are obtained for construction, which includes, but is not limited to: VDOT for any work within their right-of-way, County Erosion & Sediment Control for land disturbance, and County Building/Construction permits. Mrs. Sprouse noted that the property owner is present tonight should there be any questions for the owner.

Mr. Richardson asked if there was anyone from the public that would like to speak or comment regarding the request. Hearing no comments, Mr. Richardson asked if the owner wished to speak.

Mr. Burns noted that he had a contractor selected to start the work, however will be slightly delayed in construction, as he needed to search for another contractor, however it would still be constructed.

Mrs. Hudgins asked how long is an approved site plan good for.

Mrs. Sprouse noted that it's good for 5 years.

Mr. Richardson asked if anyone else would like to speak. Hearing no further comments, the public hearing was closed.

Mr. Richardson asked if any of the Commission members had comments or questions.

Mr. Coleman asked if the sheet flow as proposed for the site as it relates to stormwater acceptable. Mrs. Sprouse noted that if the Commission recalled the adoption of Article 12.1, Tier Water Quantity Control, it allows for a stamped engineered plan noting that the requirements of such ordinance and state statute has been met. Keeping in mind that only applies for disturbance less than an acre.

Hearing no further comments, Mr. Richardson asked if there was a motion or further discussion.

A motion was made by Mr. Herrin to approve SP20-02 as presented, seconded by Mr. Coleman.

Voting For: Watkins, Herrin, Coleman, Hudgins, Richardson, Campbell

Voting Against: None

Abstain: None

Mr. Richardson then asked Mr. Swartzwelder and Mrs. Sprouse if there has been any thought to the consideration of having projects, such as the one the Commission heard tonight, a by right use in an existing business park, reviewed and approved administratively to save the applicant time and money. Mrs. Sprouse noted that she has in fact thought about this for some time and have already spoken with Mr. Swartzwelder about this very request and has even spoken with Mr. Burns about it, seeking his support as a board member. Mrs. Sprouse noted that she has a few text amendments in the works to bring to the Commission and this is one that she wanted to review with the Commission for consideration.

Mr. Richardson asked if the other members of the Commission felt the same as he did regarding the matter, the Commission agreed with Mr. Richardson, however Mr. Herrin noted that he likes the way that it is. He felt it allowed for more control and review. Not that he was saying that Mrs. Sprouse didn't do good work, but suppose it's a new staff person we are dealing with in the future. Mr. Richardson noted that the Commission will continue its discussion once Mrs. Sprouse has the revised text to present to the Commission.

### **Old Business**

None.

### **Staff's Comments**

None.

### **Commissioner's Comments**

Mr. Watkins noted that it was good to see new businesses come into the County, as it is definitely needed.

Mr. Campbell echoed Mr. Watkins comments and thanked Mr. Burns for relocating his business here in King & Queen.

### **Adjournment**

Mr. Richardson noted that the next meeting is set for March 1, 2021 at 6 p.m. He noted that if that changes, Mrs. Sprouse will notify them of such.

There being no further business, a motion was made by Mr. Watkins to adjourn the meeting. The meeting was adjourned by all present members stating "Aye".

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Hunter Richardson, Chairman