

**King & Queen County
Planning Commission Minutes
February 3, 2014**

The King & Queen County Planning Commission met on Monday, February 3, 2014, 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
Milton Watkins
David Campbell
James Dabney

James "Jimmy" Guess
Shelia Morton
James Burns
Robert Coleman, Jr.

Also in Attendance:

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

Call to Order

Vice-Chairman, Mr. Watkins called the meeting to order.

Roll Call/Determination of Quorum

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

January 6, 2014 – Regular Meeting

After brief review of the minutes, Mr. Coleman noted that on the last page of the minutes that Mrs. Swartzwelder needed to be changed to Mr. Swartzwelder. A motion was made by Mr. Coleman to approve the minutes with the noted correction, second by Mr. Guess.

Voting For: Watkins, Dabney, Guess, Campbell, Morton, Coleman, Roane

Voting Against: None

Abstain: Burns

Citizens Comment Period

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

New Business

A. Guest Speaker – Jim Pyne with Hampton Roads Sanitation District

Mr. Watkins introduced Mr. Jim Pyne with the Hampton Roads Sanitation District. Mr. Watkins noted that Mr. Pyne was here tonight to discuss public sewer and package plant systems for future/potential development in King & Queen County. Mr. Watkins also noted that this is information that we can take away and incorporate within our Comprehensive Plan that is currently underway.

Mr. Pyne described the history of the Hampton Roads Sanitation District, noting that the HRSD was formed in 1940 and consists of 17 localities (including King & Queen) in the district. Mr. Pyne discussed how package plants work and explained the many options for such plants regarding size and location.

Mr. Pyne explained how package plants work and the varying sizes that could potentially be used for future development. He noted that you didn't necessary need to have one big system, that you could have a few small package plants that could be linked over time. Mr. Pyne discussed briefly how the water can be reused, such as with irrigation systems.

Pertaining to the Comprehensive Plan, the Commission would want to look at where they propose development and where the plants would be appropriate. Then when a proposed developer comes in with a proposal for development, the Comprehensive Plan would be useful in determining where such systems are preferred over individual septic systems.

There were some concerns over fees for connections and monthly maintenance fees by some Commissioner members. Such connection fees could be determined by the locality, depending if they wish to absorb the fees with HRSD or pass it to those who use the system. If such a system is proposed as part of a proposed development/project, install fees could be paid by the developer. It would be up to the locality if tie in would be required for those in the service area of the package system.

Unfinished Business

None.

Staff's Comments

Mrs. Sprouse informed the Planning Commission of the status of the Stormwater regulations. She noted that King & Queen has submitted their package to DEQ and hope to have comments (hopefully approval) within the next 30 days. Mrs. Sprouse informed the Commission of the new proposed legislation that could potentially help small rural localities and its citizens.

Mr. Swartzwelder added that if any of the Commissioners happen to run into Delegate Keith Hodges, to give him a big pat on the back because he has worked hard on getting this legislation drafted. Mrs. Swartzwelder stated that staff will keep them posted on the proposed legislation.

Mrs. Sprouse asked the Planning Commission to keep an eye out for the Tidewater Review in coming weeks. She noted that there will be a series of articles in the Tidewater Review and added that this would be a good opportunity to gain more information about the regulations, how it affects development and rural localities, citizens and staff.

Mr. Swartzwelder noted that the Board of Supervisors will hold a public hearing during their February meeting on Mr. Fogg's rezoning request.

Commissioner's Comments

Mr. Watkins thanked staff for having Mr. Pyne to come and speak to the Commission. He noted that the he and the Commission has gained a wealth of good information tonight.

Adjournment

There being no further business, a motion was made by Mr. Guess to adjourn the meeting, and second by Mr. Roane. The meeting was adjourned.

Milton Watkins, Vice Chairman