

**King & Queen County
Planning Commission Minutes
February 3, 2020**

The King & Queen County Planning Commission met on Monday, February 3, 2020, 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:

Sheila Morton
Milton Watkins
James Guess
Hunter Richardson
Robert Harvey

David Campbell
William Herrin
James Burns
Barbara Hudgins

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
January 6, 2020**

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

Voting For: Watkins, Morton, Guess, Campbell, Hudgins, Herrin, Burns
Voting Against: None
Abstain: Harvey & Richardson

Citizens Comment Period

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

New Business

A. ZA20-01 – Zoning Text Amendment – Mobile Food Vending Vehicles (*set public hearing*)

Mr. Richardson asked Mrs. Sprouse to please review ZA20-01, Zoning Text Amendment for Mobile Food Vending. Mr. Richardson added that this is a text amendment request from the Board of Supervisors.

Mrs. Sprouse noted that this is a text amendment would permit the use of food trucks in specific zoning districts with specific requirements. Some of the suggested requirements include: owner's written permission, only on property in which the business is open, within a specific area of the property and must have a valid health inspection for such. Mrs. Sprouse noted that there are some folks in the audience tonight that may wish to speak to the Commission and did not do so during public comment because they wish to speak to this specific agenda item.

Mr. Tommy Adkins of Dragon Run Brewery, Shanghai District, informed the commission that he has had food trucks at his brewery for special events and noted that his ticket sales are higher during those events and patrons tend to stay longer when there is food available. He stated that is the trend with most breweries, to have food trucks provide food for their patrons. He thanked the Commission for considering the new ordinance.

Mr. Burns noted that he had several questions for the Commission to consider.

During this time Mr. Richardson noted that because the County Attorney has another meeting to attend, he would like to jump to item "B" on the agenda under New Business at this time and will return to agenda item "A".

B. ZA20-02 – Zoning Text Amendment –Tiered Water Quantity Control *(set public hearing)*

Mr. Richardson asked Mr. Swartzwelder to please review ZA20-02, Zoning Text Amendment for a Tiered Water Quantity Control Ordinance. Mr. Swartzwelder provided background to the new statute and how it came to fruition. He noted that this would apply to rural tidewater localities and what it does is provide financial relief for developments of less than 1 acre of disturbance. Specifically engineering costs for stormwater calculations for water quantity. Mr. Swartzwelder used the Shacklefords Dollar General as an example. The BMP that they had to put in, including engineering, permitting, and construction, cost approximately \$80,000. Had they not had to do energy balance calculations, it would have cost them \$30,000 with this tiered approach if under 1 acre. He noted that Mrs. Sprouse will keep up with the map, reporting impervious cover in order to maintain the percentages, and the map will be provided online for developers and engineers to use.

Hearing no comments from the Commission, a motion was made by Mr. Burns to set the public hearing for ZA20-02 for March 2, 2020, seconded by Mr. Watkins.

Voting For: Watkins, Morton, Guess, Campbell, Hudgins, Herrin, Burns, Richardson, Harvey

Voting Against: None

Abstain: None

During this time, Mr. Richardson noted that they will return to item "A" on the agenda and asked Mr. Burns to please continue with his questions or comments.

Mr. Burns asked about the site plan component of the draft ordinance in regards to the food truck having to move to another position on the same parcel, would they need to reapply or amend their food vending application. Mr. Burns asked if the following may be permitted to have food trucks... gas stations that may serve food, a restaurant, and construction sites. Mrs. Sprouse noted that gas stations that serve food may permit food trucks if they wish, though she wouldn't be so sure that they would because they would potentially lose their food sale, however if they wished to allow it, they may as it is not a restaurant. Restaurants would not be permitted to have food trucks, not that she can imagine that they would want to. Construction sites would not be permitted to have food trucks if there is not an existing operating business on site, that is unless the Commission wished to amend the draft text.

Mrs. Hudgins asked about business properties that may be open 24 hours but not occupied, such as storage units. Mrs. Sprouse noted that she could potentially see the same sort of instance with car

washes, should the county get one. Mrs. Sprouse noted that she would have to consider how to handle that so it would not be permitted if the business wasn't occupied while open.

Mr. Harvey noted that he feels that the draft ordinance is fine as presented and pretty much covers it all. Either the food truck will or will not be permitted in pretty specific situations. He also noted that it appears that staff doesn't seem to have a problem interpreting the ordinance as presented. Mr. Harvey stated that you won't catch every scenario but he feels it will be okay. He also added that it wasn't like there are hundreds of food trucks looking to do business here in King & Queen.

Mrs. Morton agreed with Mr. Harvey. She noted that either you can do it or you cannot. If they are not able to meet the requirements, then it's not permitted and that she was okay with that.

Hearing no further comments, a motion was made by Mr. Burns to set the public hearing for ZA20-01 during their March 2, 2020 meeting, seconded by Mr. Herrin.

Voting For: Watkins, Morton, Guess, Campbell, Hudgins, Herrin, Burns, Richardson, Harvey

Voting Against: None

Abstain: None

Staff's Comments

Mrs. Sprouse noted that she did not have any comments or pending applications at this time.

Commissioner's Comments

Mrs. Morton thanked Mr. Richardson for accepting the position as Chair, even though he was not present to state otherwise.

Mr. Burns met a gentleman about filling his position on the Planning Commission. He noted that he is working to get off the Planning Commission because he has a full plate. He wishes to speak with the gentleman and staff before stating who that person will be. Mr. Burns noted that the Commission may not see him at the next meeting, as this may be his last meeting.

Mr. Herrin asked staff to please advise him when the Board of Supervisors will hold the public hearing for Walnut Solar I, as he would like to attend. Mr. Watkins added that he would like to be notified of such as well. Mrs. Sprouse stated that she will inform the Commission of the date(s) that the Board of Supervisors will hold their public hearing(s).

Mrs. Hudgins thanked Mrs. Sprouse for helping to keep the Commission straight and for her hard work.

Mr. Watkins thanked Mr. Simpkins for attending the Planning Commission meetings when it is his turn to do so as the Board of Supervisors representative.

Adjournment

Mr. Richardson noted that the Commission will meet March 2, 2020 at 6 p.m.

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".

Hunter Richardson, Chairman