

**King & Queen County
Planning Commission Minutes
February 4, 2019**

The King & Queen County Planning Commission met on Monday, February 4, 2019, 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	David Campbell
Milton Watkins	Hunter Richardson
James Guess	Barbara Hudgins
James Burns (<i>arrived at 6:02 p.m.</i>)	William Herrin

Also in Attendance:

Donna E. Sprouse, Assistant Zoning Administrator
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 7, 2019**

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

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

Voting Against: None

Abstain: None

Citizens Comment Period

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

New Business

- A. **ZA17-01, CUP17-01, and SP17-01 - Tuckers Recreation Park, LLC, – (*Set Public Hearing*)**

Mr. Richardson noted that the Commission is here tonight to set a public hearing for ZA17-01, CUP17-01, and SP17-01 in the name of Tuckers Recreation Park, LLC. He noted that both the land

owner and engineer were both present in the audience. He asked if the either would like to make a statement that the Commission should consider prior to setting the public hearing. Engineer, Mr. Wilson noted that should the Commission have any questions after reviewing the site plan and supporting documentation, please feel free to contact him and he will be glad to answer any questions or concerns they may have regarding the proposal. Property owner, Mr. James K. Tucker, noted that he believes the project would be good for the County and will benefit his customers. He noted that he had been working on this project for 2 years and 6 months. Hearing no further comments, a motion was made by Mrs. Morton to set a public hearing during their next meeting (March 4, 2019) for ZA17-01, CUP17-01, and SP17-01, seconded by Mr. Herrin.

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

Voting Against: None

Abstain: None

Old Business

None.

Staff's Comments

Mrs. Sprouse noted that since there is space on the agenda to do so, she wanted to go over a term that the Commission may hear in a future proposal. To ensure that the Commission is aware of the term and what it means, she handed out an information packet on composite index. She explained that Composite index is a Virginia formula used for determining a locality's ability to fund education. The measure of a locality's wealth is measured based on a locality's sales tax (10%), income tax (40%), and property tax (50%). King & Queen's composite index is .3945. The composite index is computed to have a theoretical range of 0 to 1. 0 illustrating extreme poverty and 1 illustrating extreme wealth. A composite index of 0 would indicate that the locality has virtually no ability to pay and that the floor of education services would be carried almost entirely by the Commonwealth. A composite index of 1 would indicate a locality has the ability to fund the "floor of education services" without any financial assistance from the Commonwealth. A composite index of .5 would indicate a mixed level of fiscal capacity and the cost of delivering the "flood of education services" would be split approximately 50/50 between the Commonwealth and the locality.

Mr. Herrin asked how often composite indexes are figured. Mr. Swartzwelder noted that King & Queen's was last figured in 2015 and would carry them through 2020.

Mr. Watkins asked how did King & Queen compare to surrounding localities. Mr. Swartzwelder responded that the surrounding neighbors are not far off or are similar except for Middlesex County. Middlesex is the only neighboring locality with a composite index closer to .5.

Mr. Swartzwelder said that he wanted to remind the Commission that they have potentially big projects forthcoming before them, Tuckers and Walnut Solar. Both applications requesting zoning text amendments and requires zoning action before a site plan can be considered for approval. He explained that since zoning action is required, they are provided more time to consider the site plan. As in the past, they had been informed that they were under time restraints for reviewing and moving a site plan request to the Board of Supervises, however because both projects require zoning action, in this case a Conditional Use Permit, the Commission may take their time in reviewing the requests. He noted that they have up to a year to make a decision on a Conditional Use request.

Commissioner's Comments

Mr. Herrin said he was glad to be present.

Mrs. Hudgins noted that during last month's meeting she mentioned the lights at the BB&T bank seemed to be new and much brighter. She added that they have now been corrected.

Mr. Burns noted that he was glad to be present tonight.

Adjournment

Mr. Richardson noted that the Commission will meet March 4, 2019 at 6 p.m.

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

Hunter Richardson, Chairman