

**King & Queen County
Planning Commission Minutes
March 5, 2012**

The King & Queen County Planning Commission met on Monday, March 5, 2012, 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	Robert Coleman, Jr.
David Campbell	William Herrin
Robert “Bob” Taylor	Joy Harvey

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.

February 6, 2012 – Regular Meeting

After a brief review of the minutes, a motion was made by Mr. Watkins to approve the minutes as written. The vote was ratified by all present members stating “Aye”.

Voting For: Watkins, Roane, Herrin, Guess, Taylor, Campbell, Harvey, Coleman

Voting Against: None

Abstain: None

Citizens Comment Period

Mr. Taylor opened the floor for public comment period. He asked that persons that wanted to speak about items that are not on the agenda tonight, to please approach the podium and state their name and please limit their comments to 3 minutes.

Timothy Trant of Kaufman & Canoles, P.C., counsel for International Training Inc. (ITI), approached the Commission and stated that he was informed by County staff that there had been some talk in the public and wanted to inform the Commission that what they may have heard is not a true representation of ITI. He stated that he and his clients have spent thousands of dollars for the site work and feel that they will be before the Commission soon.

New Business

A. Middle Peninsula Regional Airport (Fulcrum Properties), CUP12-01 Conditional Use Permit & SP12-01 Level 3 Site Plan *(Public Hearing)*

Mr. Taylor asked Mrs. Sprouse to please review the next item on the agenda. Mrs. Sprouse noted that the Planning and Zoning Department received a complete land development application on January 18, 2012 from Howard Price with AES, requesting a Conditional Use Permit amendment and Level 3 Site Plan amendment for the proposed construction of an office building & hangar facilities for Fulcrum Concepts, LLC.

Mrs. Sprouse explained that Fulcrum Concepts LLC, is a veteran-owned small business that provides a full spectrum of integrated solutions to customers with unique tactical requirements. The company will provide aircraft integration of specialized weaponry and avionics as well as maintenance operations. They will also provide tactical ISR (intelligence, surveillance and reconnaissance) training for both military and civilian special operations personnel. She added that the site is located off of State Route 643, Airport Road, in the Buena Vista Magisterial District. The property is identified as County Tax Map Parcel No. 1623-165R-465 and is zoned Industrial.

Mrs. Sprouse noted that a preliminary site plan was submitted on January 18, 2012 with few comments to address. The second revised site plan was later submitted February 17, 2012 with all items of concern properly addressed, including items noted by Xing Lin with DCR.

Mrs. Sprouse added that staff recommends that the Conditional Use Permit amendment and Level 3 Site Plan amendment be approved, provided that proper water and sewer facilities (public or private) are approved by the Virginia Department of Health prior to any construction permits being issued, and such approved facilities do not affect the arrangement/design of the site plan presented. Otherwise, an amendment to the site plan may required and must be approved either administratively or by way of public hearing, dependent upon the degree of revision or modification.

Mr. Taylor stated that before he opens the floor for public comments, he would like Fulcrum to go over their project and background for those in the audience. Mr. Michael Zinanni of Fulcrum introduced himself and gave a brief overview of the proposed project and what they intend to do at the Middle Peninsula Regional Airport. Mr. Zinanni stated that he would entertain any questions that the Commission and/or the public may have. Mr. Taylor asked Mr. Zinanni if Fulcrum will be shooting weapons of any kind on site at the Airport. Mr. Zinanni responded that they would not at all. Mr. Taylor asked if they were any part of International Training Inc. Mr. Zinanni replied that they are not affiliated with International Training, Inc. in any way.

Mr. Taylor opened the floor for public comment. Mr. William Brooks, an adjoining property owner stated that he is for what they do, being ex military himself, he did however have a concern with the helicopters that hover over his home all hours of the day and night. He noted that the helicopters shake the windows and things in the house and was concerned about the increase in noise and air traffic. He also stated that he didn't know if it was ITI or why the helicopters hovered so low and long over their home.

Mr. Zinanni noted that unfortunately they are not responsible for helicopters and didn't believe it was ITI as well. Mr. Swartzwelder noted that the airport has open air space and the military (though the identity of the branch and/or where they are stationed/based hasn't been determined) comes to the Middle Peninsula Regional Airport to "play". He asked that the Brooks please come to the Middle Peninsula Regional Airport Authority meeting and express their concerns to the members about the helicopters. Mr. Swartzwelder felt that the Authority should hear the concerns of the residential community around the airport.

Mr. Brooks's mother also echoed the comments of Mr. Brooks pertaining to the concern of air traffic and helicopters hovering over their home.

Mrs. Ethel Brown, an adjoining property owner also expressed concerns over the noise of hovering helicopters and increased air traffic.

Mr. Zinanni of Fulcrum noted that they can expect approximately 4 to 6 landings/take offs per week tops. He added that aircraft will fly in and have work done for a week or so, some cases longer, then they will fly out for training or testing and later another will come in and so on.

Hearing no further comments, Mr. Taylor closed public comment period and asked if the Commission had any questions. Mr. Coleman stated that he had a question in regard to the backup generator. He asked if Fulcrum will be using gas or diesel for the generator. Fulcrum replied they will use diesel. He asked if they would have spill measures around the generator area. Mr. Zinanni stated that they would and it is a requirement of the stormwater permit. Mr. Coleman also asked about fire suppression. Mr. Zinanni stated that the method of fire suppression is not yet finalized however they may move to foam suppression.

A motion was made by Mr. Taylor to approve the requested Conditional Use Permit amendment (CUP12-01) and Level 3 Site Plan Amendment (SP12-01) under the condition that the water and sewage facilities are approved by the Department of Health prior to start of construction, seconded by Mr. Herrin.

Voting For: Watkins, Roane, Herrin, Guess, Taylor, Campbell, Harvey, Coleman

Voting Against: None

Abstain: None

Old Business

A. Review/Discuss Comprehensive Plan & Proposed Overlay Districts *(Work Session)*

Mr. Taylor asked Mrs. Sprouse if she had anything that she would like to go over in reference to the Comprehensive Plan update. Mrs. Sprouse explained that as they should be aware, the comprehensive surveys have gone out and she is starting to receive those surveys at a tune of about 75 to 100 a day. She noted that she is very surprised with the response and will

later report to the Commission the results of the survey. She stated that so far the citizens recognize the need for jobs and development. Mrs. Sprouse also noted that most citizens want high speed internet. Mrs. Sprouse also noted that she felt it would be best if the Commission could allow her 3 months or so to start preparing a working draft of the Comprehensive Plan for them to review later. The Commission mutually agreed with Mrs. Spouses' proposal.

Commissioner's Comments

Mr. Herrin thanked staff for their work with Fulcrum.

Mr. Taylor thanked staff for working with Fulcrum; he noted that this is good for the County.

Staff's Comments

None.

Adjournment

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

Robert "Bob" Taylor, Chairman