

**King & Queen County  
Planning Commission Minutes  
March 7, 2016**

The King & Queen County Planning Commission met on Monday, March 7, 2016, 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:**

Sheila Morton  
Milton Watkins  
David Campbell  
Hunter Richardson

James Guess  
Barbara Hudgins  
Robert Coleman, Jr.

**Also in Attendance:**

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

**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 1, 2016**

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

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

Voting Against: None

Abstain: Morton

**Citizens Comment Period**

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

**Old Business**

**RZ16-01 & SP16-01, Evelyn R. Walker (Public Hearing)**

Mrs. Sprouse reviewed application RZ16-01 & SP16-01, in the name of Evelyn R. Walker, requesting to rezone a 3.14 acre parcel from Agricultural to General Residential (RG) to allow for multi-family housing on a parcel. The property is further identified as County Tax Map No. 1632-52R-2, located

at 2474 Walkerton Landing Road, in the Newtown Magisterial District. Mr. Richardson opened the public hearing. Mr. Richardson asked if there was anyone from the public that would like to speak regarding the proposal. Hearing none, Mr. Richardson closed the hearing and asked if the Commission had any questions or comments. Hearing no comments from the Commission, a motion was made by Mr. Coleman to approved RZ16-01 and SP16-01 as submitted, seconded by Mrs. Hudgins.

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

### **ZA16-02, Zoning Text Amendment – Article 15, Off-Street Parking Requirements**

Mrs. Sprouse reviewed application ZA16-02, zoning text amendment to amend the current existing ordinance in its entirety reducing the number of parking requirements for a majority of business uses, including parking space and parking lot dimensions/requirements, including surfacing. She indicated that parking sizes and a helpful diagram was included in the text to help clarify the parking space, drive aisle, and bay width requirements. Mrs. Sprouse stated that adopting the proposed changes would be more business friendly and would reduce the required number of parking spaces to be more in line with more developed localities. Mr. Richardson opened the public hearing and asked if anyone from the audience would like to comment on the request. Hearing no comments from the audience, Mr. Richardson closed the public hearing. He asked the Commission if they had any comments regarding the text amendment. Hearing no comments, a motion was made by Mr. Watkins to approve ZA16-02 as submitted, seconded by Mr. Guess.

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

### **New Business**

#### **CUP15-01 & SP15-02, Mount Glenwood LLC (set public hearing)**

Mrs. Sprouse stated that her office received an application from Mount Glenwood, LLC requesting approval of a new Conditional Use Permit (477 acres), Level 3 Site Plan (477 acres) & for the proposed construction/operation of a new sand & gravel mining operation, located on County Tax Map Parcel No. 1632-10L-584 & 1632-10L-557. The site location is off of State Route 721, Newtown Road, in the Newtown Magisterial District. She stated that the property owner, Philip Minor, was in attendance tonight, along with his counsel Pete Glubiak, engineer Eric Allen, and Mr. Rouse with Rouse Environmental to go over the proposal and answer any questions the Commission may have.

Mr. Glubiak briefed the Commission regarding his clients request for a new sand and gravel mining operation in the County. He stated that his client has worked with staff and is now ready to move forward with the request. Mr. Glubiak stated that his client has obtained all permits and approvals from DMME, Army Corps, VDOT and the Health Department. Mr. Glubiak stated that his client is in need of 120 trips per day and requests that the hours of operation be Monday – Friday 7 a.m. to 7 p.m. and Saturday 7 a.m. to noon, closed Sundays and legal holidays. Mr. Glubiak also stressed that he is in need of time, if approved, to obtain permits, such as his air permit with DEQ, before they are able to begin operations. Mr. Glubiak stated that ideally, he would like to have 5 years to begin operations, however could work with a 2 year time frame with the option of a one year extension.

After some discussion among the Commission, a motion was made by Mr. Watkins, seconded by Mr. Coleman to set the public hearing for CUP15-01 and SP15-02 for their April 4, 2016 meeting.

Voting For: Watkins, Campbell, Hudgins, Guess, Coleman, Richardson, Morton

Voting Against: None

Abstain: None

### **Staff's Comments**

Mrs. Sprouse stated that as of now, there are no applications pending for the Commission.

Mrs. Sprouse stated that the County has obtained a grant from DEQ in the amount of \$9,400 to help complete the environmental component of the Comprehensive Plan. She stated that she is in hopes of having the plan completed this calendar year so that public meetings can be held and the Board could adopt the plan soon.

*(Mr. Massey arrived at 7:00 p.m.)*

### **Commissioner's Comments**

Mr. Massey thanked everyone for coming out the meeting and he apologized for his tardiness.

Mr. Richardson thanked Mrs. Sprouse and the Commission for the great work that they all do. He stated that people do not always receive the encouragement or enforcement they deserve and wanted to thank everyone for all that they do.

### **Adjournment**

There being no further business, a motion was made by Mr. Watkins to adjourn the meeting. All those present ratified the motion by saying "Aye". The meeting was adjourned.

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Hunter Richardson, Chairman