

**King & Queen County
Planning Commission Minutes
May 4, 2015**

The King & Queen County Planning Commission met on Monday, May 4, 2015, 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:

James Guess
Milton Watkins
David Campbell
Hunter Richardson

James Dabney
Shelia Morton
James Burns
Freddie Byrd (**arrived @ 6:30 p.m.*)

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
April 6, 2015**

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

The motion was ratified by all present members stating "Aye".

Citizens Comment Period

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

New Business

A. Pre-Existing Non-Conforming Uses/Structures (Discussion)

Mr. Swartzwelder stated that over the years he has come to recognize that there are many properties and/or buildings in the county that are pre-existing non-conforming within the economic development corridors. He noted that many of these properties located in the corridors would not meet all of the requirements such as parking and setback requirements when these properties are commercially developed. Mr. Swartzwelder stated that in cases where there are existing buildings on existing

parcels located in the economic development corridors, it would be helpful to businesses if there was a positive avenue for getting these properties open for business instead having them sit abandoned. He asked the Commission if they would agree to ask staff to work on a text amendment that will provide staff the ability to administratively allow for relief for such pre-existing properties. He added that this will not apply for new construction or sites, only those properties that have existing non-conforming structures or parcels in the corridors.

The Commission agreed unanimously to have staff work on a draft ordinance for consideration and further discussion.

B. Possible Adoption of a Fracking Ordinance (Discussion)

Mrs. Sprouse stated that she had informed the Commission a while back that she would continue to keep them updated on fracking in Virginia. She played three short YouTube video's to better inform the members as to what fracking is, how it works, and the pros and cons to a community with fracking. After the videos played, Mrs. Sprouse asked if the Commission would like to consider adopting a fracking ordinance. Mr. Swartzwelder added that Virginia is a Dillon rule state and cannot restrict it completely, unless the state does. He said that all the Commission could possibly do is restrict hours of operations, truck traffic, setbacks, and set conditions for the operation. After some discussion the Commission agreed to wait to see if anything else changes before considering an ordinance. The Commission collectively agreed that they feel that there isn't much they can do to stop it if it were to come to King & Queen.

Unfinished Business

A. Zoning Text Amendment ZA15-03, Table 4.1, Permitted Uses Table (Tabled-Discussion)

Mrs. Sprouse stated that 4 Planning Commission members were able to attend the tour of the Virginia Sand & Stone mining site off of Gravel Pit Road. She stated that Mr. Watkins, Mr. Dabney, Mrs. Morton & Mr. Guess were able to attend. She noted that the tour was very informative, however they were not able to see and hear the plant run because the plant had broken a belt at startup. Another site visit is planned in the near future once she hears back from the business owners and or their attorney.

If a proposed text amendment is still needed, she stated that she will submit a new advertisement and set a new public hearing.

Staff's Comments

Mrs. Sprouse stated that the FEMA flood maps are now in the 90 day appeals period, which ends May 25th. In November a Letter of Determination will be issued. The Planning Commission and Board of Supervisors will need to adopt an ordinance thereafter having the maps effective May of 2016.

Mr. Swartzwelder stated that the Board of Supervisors adopted a budget last month with no tax increase. He also stated that included in the budget is funds for roof maintenance and repair at the High School and includes a bonus for each school employee to go towards their insurance premium. He also noted that the next Board of Supervisors meeting will be a busy one. Mr. Swartzwelder stated there will be three public hearings, VDOT will be present to discuss the 6-year road plan, the new landfill manager will be present, and Delegate Keith Hodges will be present to provide a

legislative update. He stated that if any of the Commissioner's wish to attend, please do so, the meeting starts at 7 p.m.

Commissioner's Comments

Mr. Richardson thanked staff for keeping the Planning Commission up to speed on Fracking. He stated that he had the opportunity to speak with the manager for Corporative Extension regarding the lack of presence in King & Queen, especially regarding the lack of guidance regarding the chicken ordinance, the farmers market, and other rural activities. He hopes the discussion will provide a positive change.

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.

Hunter Richardson, Chairman