

**King & Queen County
Planning Commission Minutes
July 1, 2013**

The King & Queen County Planning Commission met on Monday, July 1, 2013, 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
Milton Watkins
David Campbell
James Guess

William Herrin
Shelia Morton
Hunter Richardson

Also in Attendance:

Thomas J. Swartzwelder, County Attorney
Donna E. Sprouse, Assistant 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.

June 3, 2013 – Regular Meeting

After brief review of the minutes, a motion was made by Mr. Herrin to approve the minutes as written, second by Mr. Watkins.

Voting For: Watkins, Roane, Campbell, Herrin, Morton, Richardson, Guess

Voting Against: None

Abstain: None

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. SP13-02, Larry & Sybil Bradsher (Public Hearing)

Mr. Richardson informed the Commission that Larry & Sybil Bradsher are requesting the approval of a Level 2 Site Plan for the division of a parcel and for the construction of a single family

residence within the Economic Development Overlay District. The property is located at 873 Lewis B Puller Mem. Hwy. in the Buena Vista Magisterial District, known as Tax Map #1623-64L-215H.

Mrs. Sprouse confirmed that public notice was provided by certified return receipt mailing to all adjoining property owners and that public notice was provided for two consecutive weeks in both the Rappahannock Times and the Tidewater Review. Mrs. Sprouse noted that should the Commission have any questions about the subdivision request that she is not able to answer, Mr. & Mrs. Bradsher are present in the audience tonight.

Mr. Richardson opened the public hearing and asked that if anyone in the audience would like to speak for or against the request to please come to the front and do so now. Hearing no comments, Mr. Richardson closed the public hearing.

Mr. Richardson Hearing asked if the Commission had any comments or recommendations at this time. Mr. Watkins stated that he had the opportunity to visit the site and said that he had no issue with the division request in this particular area. He further noted that the requested division provides for larger sized parcels that could be utilized for commercial lots in the distant future if needed. Mr. Roane stated that he too had visited the site and met with the Bradsher's and he did not have an issue with the request. He added that such requests should be taken on a case by case basis and consideration should be given based on the location, surrounding properties and the topography of the parcel. Mr. Guess agreed with Mr. Watkins and Mr. Roane. Hearing no further comments, a motion was made by Mr. Herrin to approve the Level 2 Site Plan, SP13-02, seconded by Mrs. Morton.

Voting For: Watkins, Roane, Campbell, Herrin, Morton, Richardson, Guess

Voting Against: None

Abstain: None

Unfinished Business

A. Comprehensive Plan Update (Continued from June 2013) – (Discussion of Economic Development Corridor Ordinance)

Mrs. Sprouse explained that during last month's meeting, the Commission decided to take another look at the Corridors that are within their district/area and come back during their July meeting to further discuss the Economic Development Districts and Hubs. After some discussion about the existing Hubs and Economic Development Districts, it was the consensus of the Commission that they leave the ordinance the way that it is written.

Staff's Comments

VDOT/Site Plan Requirements - Mr. Swartzwelder informed the Commission that within Article 14 of the King & Queen County Zoning Ordinance it reads that General Business uses require a Level 2 Site Plan review by the Planning Commission. He further noted that he wanted to clarify that he believes the intent for a Level 2 Site Plan review is only if there is a change in the building size or if it involves a rezoning and does not apply to existing parcels with a building that is properly zoned

that happens to have a different permitted use to occupy the space as it sits. He stated that staff will confirm that that use is indeed a by-right use, health permit/approval has been issued, parking spaces are adequate, etc. Mr. Swartzwelder noted that only if there is a proposed change to the square footage, any expansions, other than what is already in place, would require the Commission to review the site plan in accordance with Article 14. This will allow staff to work with property owners with their business ventures on these existing commercial buildings without having to go through the Level 2 Site Plan review if not necessary. The Commission members present agreed with Mr. Swartzwelder's interpretation and asked that staff present a written policy for the Commission to review and place in the Zoning & Planning Department's written policy manual in the office for clarification for current and future staff members.

Commissioner's Comments

Mr. Herrin said "Happy Birthday to America on Thursday".

Mr. Watkins stated that he thought that the GIS aerials provided in their packet for tonight's hearing were most helpful in determining the location of the parcel and in identifying the neighboring uses. He thanked staff for providing such maps.

Adjournment

A motion was made by Mr. Watkins to adjourn the meeting. The motion was ratified by those present stating "Aye". There being no further business the meeting was adjourned.

Hunter Richardson, Chairman