

**King & Queen County
Planning Commission Minutes
July 1, 2019**

The King & Queen County Planning Commission met on Monday, July 1, 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
Milton Watkins
James Guess
Hunter Richardson
Robert Harvey

David Campbell
William Herrin
Barbara Hudgins

Also in Attendance:

Donna E. Sprouse, Director of Community Development

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
June 3, 2019**

After review of the minutes, a motion was made by Mrs. Hudgins to accept the minutes with a correction on page 3, paragraph 3 removing the word “not” and inserting the word “and” in sentence 4, seconded by Mr. Herrin.

Voting For: Watkins, Morton, Guess, Campbell, Herrin, Hudgins, Harvey

Voting Against: None

Abstain: Richardson

Citizens Comment Period

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

New Business

A. ZA19-01 – Zoning Text Amendment - Article 4, Table 4.1 *(set public hearing)*

Mrs. Sprouse noted that this proposed text amendment was an amendment proposed by staff. She noted that when the Commission and Board approved the new permitted use table, she believes that allowing home occupations in the Rural Residential was omitted in error as an oversight. Mrs. Sprouse explained the difference between a home business and home occupation. She also noted that there are just a handful of properties currently in the county zoned rural residential and they are located in the Newtown district.

A motion was made by Mrs. Morton to set the public hearing for ZA19-01 for their next monthly meeting, seconded by Mr. Herrin.

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

Voting Against: None

Abstain: None

B. ZA19-02 – Zoning Text Amendment - Article 4, Table 4.1 *(set public hearing)*

Mrs. Sprouse stated that in light of the Southern States project and the possible future request for such a use with outside storage of tanks and equipment, staff believes that such a use needs to be inserted in the permitted use table so should another use come in and need to rezone property, the use and requirements are provided. She noted that the proposed text amendment would allow a fuel distribution facility, with no retail from the property and no outdoor storage in the GB1 and GB2 zoning district as a by right use. A fuel distribution facility with onsite retail, outside storage of tanks, equipment, vehicles in the GB1 zoning district would be permitted by approved CUP and as a by right use in GB2, LI and I zoning districts.

After some discussion regarding the 50' setback for items for display or sale and how it is policed, a motion was made by Mr. Herrin to set the public hearing for ZA19-02 for August 5, 2019, seconded by Mr. Harvey.

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

Voting Against: None

Abstain: None

C. ZA19-03 – Zoning Text Amendment – Article 17, Non-Conforming Uses

(set public hearing)

Mrs. Sprouse noted that this proposed text amendment is also an amendment proposed by staff in its entirety for clarity. It would make things easier for the citizen to understand when looking to replace, alter or construct an addition to a pre-existing non-conforming structure. The requirements for a non-conforming use of a property or structure is not proposed to be changed as part of this text amendment. The 24month timeframe will remain in the ordinance when determining if a non-conforming use or non-conforming structure may be altered, replaced or used.

A motion was made by Mr. Watkins to set a public hearing for ZA19-03 for August 5, 2019, seconded by Mr. Guess.

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

Voting Against: None

Abstain: None

Old Business

None.

Staff's Comments

Mrs. Sprouse noted that there no upcoming applications at this time and she had no further comments.

Commissioner's Comments

Mr. Guess noted that it is not that he didn't want to have the public hearings but wanted to better understand the proposed text amendments.

Mr. Watkins thanked Mrs. Sprouse for the work put in the proposed changes and explaining it for the Commission.

Mr. Campbell echoed Mr. Watkins and wished everyone a happy 4th of July.

Mrs. Morton noted that she attend the VACo seminar last week regarding utility scale solar and the presentations provided were good. She noted that the Commission should read them.

Mr. Herrin wished everyone a happy 4th of July.

Mrs. Hudgins thanked Mrs. Sprouse and wished everyone a happy 4th of July.

Adjournment

There being no further business, a motion was made by Mr. Watkins and the meeting was adjourned by all present members stating "Aye".

Hunter Richardson, Chairman