

**King & Queen County  
Planning Commission Minutes  
July 6, 2015**

The King & Queen County Planning Commission met on Monday, July 6, 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:**

Barbara Hudgins  
Milton Watkins  
David Campbell  
Hunter Richardson

Robert Coleman  
Shelia Morton  
Freddie Byrd

**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  
May 4, 2015**

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

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

**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. Zoning Text Amendment – ZA15-04- Article 5, Section 3-101, Minimum lot sizes and related requirements**

Mrs. Sprouse stated that while it has always been policy to require 150' of water frontage for newly created or adjusted parcels on the water for properties zoned Agricultural, it really needs to be addressed in the ordinance for this and all other zoning districts. Mrs. Sprouse suggested having a matching water frontage and road frontage requirement to help create more square buildable parcels.

She added that additional water frontage should be required for your Commercial and Industrial districts to help create a buffer from the adjoining parcels. Mrs. Sprouse also reminded the Commission that there are no setback requirements listed in the zoning ordinance for water dependent facilities. Having a minimum water frontage for all districts helps create a buffer, especially for your Industrial districts where vegetated buffers are usually required anyway. Mr. Swartzwelder noted that this could also be a tool used to reduce the density of potential residential lots as well for water front areas depending on the frontage requirement they set. Mr. Swartzwelder added that 150' should be the minimum, an increase would be optional and up to the Commission and Board of Supervisors.

After some discussion among the Commission, it was agreed to hold off before considering a public hearing date so the members could think about this a bit more and talk among their peers. No action was taken.

### **B. Zoning Text Amendment – ZA15-05 – Definitions**

Mrs. Sprouse informed the Commission that the Commission was provided the opportunity to revisit the Trice mining site in the Newtown area to observe and hear the plant operate. She stated that the purpose of the visit was to determine if what is done by the plant is deemed as “processing to facilitate the hauling of material” as mentioned in the Permitted Use Table of the Zoning Ordinance for resource extraction sites or not. To clarify what is or isn’t considered to be processing, a definition is needed for processing, as well as what is meant by “processing to facilitate the hauling of material”. She noted that a definition of processing was added to the definitions chapters and in the Permitted Use Table, “processing to facilitate the hauling of material” was also defined further in the proposed text amendment ZA15-03. Hearing no further comments, a motion was made by Mr. Coleman to set a public hearing for their September meeting to hear ZA15-05, seconded by Mr. Watkins.

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

Voting Against: None

Abstain: None

### **Unfinished Business**

#### **A. Zoning Text Amendment ZA15-03, Table 4.1, Permitted Uses Table**

Mrs. Sprouse stated that 2 Planning Commission members were able to attend the second tour of the Virginia Sand & Stone mining site off of Gravel Pit Road. She stated that Mr. Watkins and Mr. Coleman were able to attend. She noted that the tour was very informative, and they were able to see and hear the plant operate. She added that she thought the plant was very quiet and she was surprised at how quiet it was with all conveyors operating. Mr. Watkins and Mr. Coleman agreed and said that the trucks and back-up beepers on the equipment were actually louder than the plant when operating.

Mrs. Sprouse stated that as she noted earlier, this text amendment would reinsert Mineral Processing in the Permitted Use Table as an approved use in the Industrial zoning district by approved Conditional Use Permit. She also noted that in the comments section, the definition for processing as mentioned previously is included in the table for further explanation. She stated that “processing to facilitate the hauling of material” was also explained in more detail as part of this text amendment request.

Hearing no further comments, a motion was made by Mrs. Morton to set the public hearing for ZA15-03 for September, seconded by Mr. Watkins.

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

### **Staff's Comments**

Mrs. Sprouse informed the Commission members that there will be a grant opportunity with DEQ/DCR forthcoming in the next couple of months that she intends to apply for. She stated that this grant, if awarded, will be used to complete the Comprehensive Plan and professionally package the plan that is almost complete for our public meetings for public review.

Mrs. Sprouse also stated that King & Queen is also the recipient of a DEQ grant for the BMP Historical Inventory Collection project. She noted that Timmons group is working on this project and the award amount was \$25,000.

Mr. Swartzwelder provided the Commission with an update on stormwater and how things have progressed from having the opportunity to "opt out" and have DEQ administer the program to having DEQ change the VA Administrative Code regarding the Chesapeake Bay Act and requiring localities to adopt stormwater requirements in their local Chesapeake Bay Ordinances. He said that he has been working with Keith Hodges regarding this and had the opportunity to meet with DEQ a few weeks ago and brought up some legal issues with DEQ. Now DEQ has put the update to the Chesapeake Bay ordinances on hold for now. He added that Keith Hodges will more and likely have new legislation regarding this "opt out" option. Mr. Swartzwelder asked the Commission to be sure to thank Mr. Hodges for all that he is doing in representing us in this fight. He is really working hard for his district.

### **Commissioner's Comments**

Mr. Coleman thanked Donna for scheduling the tour at the Trice mining site. He also thanked Mr. Simpkins for attending the meeting tonight. He added that having a Board member present allows them the opportunity to see the hard work and thought process that goes into the recommendations the Commission ultimately forwards to the Board.

Mr. Watkins asked if Mr. Roane was provided a letter, certificate or special recognition for serving on the Commission for so long. He stated that he feels that he and past members should be recognized by the Board. Mr. Swartzwelder stated that they may do so if they wish, however the Board does have a policy for those who have served a long term on a Board or Commission.

Mr. Richardson thanked Mr. Simpkins for attending the meeting. He also thanked Mr. Watkins for his comment regarding recognition of past members of the Commission. He added that it's a good idea, but need to be sure that we include all past members and not just Mr. Roane.

### **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