

**King & Queen County
Planning Commission Minutes
August 6, 2012**

The King & Queen County Planning Commission met on Monday, August 6, 2012, 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	William Herrin
Milton Watkins	Hunter Richardson
David Campbell	Robert Coleman, Jr.
James Guess	

Also in Attendance:

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

Call to Order

Vice-Chairman, Hunter Richardson, called the meeting to order.

Roll Call/Determination of Quorum

Mr. Campbell took roll call and determined that a quorum was present.

Election of Officers

Mr. Richardson stated that the Commission has been informed that Mr. Robert "Bob" Taylor has unfortunately resigned from the Planning Commission. He noted that Mr. Taylor has served on the Planning Commission for 12 years and will be truly missed but wishes his the best in his future endeavors. Due to the resignation of Mr. Robert "Bob" Taylor, Mr. Richardson stated he would accept nominations for Chairman. A motion was made by Mr. Herrin to nominate Mr. Richardson as Chairman, seconded by Mr. Watkins. Hearing no further nominations, a roll call vote was taken.

Voting For: Watkins, Roane, Herrin, Harvey, Campbell, Coleman, Guess

Voting Against: None

Abstain: Richardson

Motion passed, Mr. Richardson is the Chair for 2012 term. Mr. Richardson thanked the Commission.

Mr. Richardson stated that he would now accept nominations for Vice-Chair, for he cannot take on both roles now elected as Chair. A motion was made by Mr. Watkins to nominate Mr. Herrin as Vice Chair, seconded by Mr. Roane. Hearing no further nominations, a roll call vote was taken.

Voting For: Watkins, Roane, Richardson, Harvey, Campbell, Coleman, Guess

Voting Against: None

Abstain: Herrin

Motion passed, Mr. Herrin is the Vice Chair for the 2012 term.

July 2, 2012 – Regular Meeting

After a brief review of the minutes, a motion was made by Mr. Watkins to approve the minutes as written, second by Mr. Roane. The vote was ratified by all present members stating “Aye”, with the abstention of Mr. Guess and Mr. Coleman.

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

Voting Against: None

Abstain: Guess, Coleman

Citizens Comment Period

Mr. Richardson opened the floor for public comment period. He asked that persons that wanted to speak about items that are not on the agenda tonight, to please approach the podium and state their name and please be brief with their comments.

Mr. Richard Weaver with International Training Inc. (ITI) approached the Commission and stated that he wanted to update the Commission of their status in filing for the revised CUP and Rezoning request. He stated that they had submitted and received approval of their Corrective Action Agreement and Plan. He noted that they have received health department approval for their proposed drainfield at the shooting range, as well as the modification to their existing system which services their classrooms. He also noted that they will be starting soon with the corrective action agreement and working to have the pavement removed from the RPA and have the plantings in place soon thereafter.

Mr. Richardson asked the Commission if they had any comments or questions for Mr. Weaver. Hearing no further comments, Mr. Richardson closed the public comment period.

New Business

A. Tour of International Training Inc. on site (Set Date for Special Meeting)

Mr. Richardson stated that he understands that the Commission has the opportunity to take a tour of the International Training Inc (ITI) site and see what activities take place on the property. He asked the Commission if there was a date that suited everyone’s schedule. A motion was made by Mr. Watkins to hold a special meeting on August 15, 2012 at 5:00 p.m. on site at International Training Inc., seconded by Mr. Coleman.

Mr. Richard Weaver of ITI stated that the date and time was convenient for him. He asked that those who enter the site, to please respond to the Administrative building located on the right passed the gate.

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

Voting Against: None

Abstain: None

Mrs. Sprouse noted that she will post the Special Called Meeting on the bulletin board in the Courts and Administrative Building. She also noted that she will send a reminder along with a map to the Commission members.

Old Business

A. Ordinance pertaining to the cutting of grass in King & Queen County

Mrs. Sprouse noted that a few meetings back Mr. Taylor had questioned whether the Commission should look into a fine structure for repeat violators of an ordinance. In specific, Mr. Taylor recognized the issue of grass cutting on parcels. Mrs. Sprouse noted that the meeting after, Mr. Watkins had a news article from the Rappahannock Times Dispatch that stated that localities could not require grass to be cut unless specified within the Code of Virginia, as the Commonwealth is a Dillon Rule state. Mrs. Sprouse handed out the code section as mentioned in an email from Mr. Swartzwelder. Mr. Swartzwelder noted that only unoccupied or vacant parcels could be required to have their grass cut according to the Code of Virginia. In order for the County to have grass cut on occupied structures, the County must seek inclusion in the list within the Code of Virginia. He also noted that historically the Board of Supervisors does not want to fine folks for not being able to cut their grass, nor do they want to pay someone with the County to have to do it and the liability that may come with such an idea. Hearing no further comments, Mr. Richardson informed the Commission they will move on to the next item on the agenda.

B. Review/Discuss Draft Comprehensive Plan (*Work Session*)

Mr. Richardson asked Mrs. Sprouse if she had anything that she would like to go over in reference to the Comprehensive Plan update. Mrs. Sprouse stated that she has been working on a draft of the new Comprehensive Plan and has given the draft to Mr. Swartzwelder for some guidance on the progress thus far. She explained that she will continue to work on the draft and will forward them another draft for review within the next 3 months. Mr. Swartzwelder stated that some of the things that the Commission may want to think about when reviewing the Comprehensive Plan are as follows... conservation easements and where they may be discouraged, King & Queens environmental sensitive areas, aquaculture areas (if any), and possible sanitary districts (sewer & water). He noted that instead of pointing out the cons of King & Queen, maybe word them as challenges that a developer may face. Mr. Richardson asked the Commission what are some things that they would not like to see within their districts.

Mr. Herrin noted that he would not like to see multifamily housing on our secondary roads and would like only light industrial for the same reasons.

Mr. Coleman noted that the corridors mainly Route 360 to the Court House should be considered for widening and straightening and to concentrate on the development of the Walkerton Area and Route 360 coming out of King William County.

Mr. Roane stated that he would like to be able to do something with the unattractiveness within King & Queen and better manage development to prevent an unattractive project.

Mr. Richardson noted that the Airport and around Airport Road would be better suited for Industrial growth including the possibility of extending natural gas through the Mattaponi area to the Airport. He also noted that he would like to see public sewer to help manage growth as well as the creation of another access road to access property off of and around Airport Road.

Mr. Campbell stated that he would like to see more business development within the Industrial parks. He also noted that he too would like to see the addition of natural gas and public sewer on Route 33 and along Airport Road.

Mr. Watkins added that he would like to see Route 360 to continue as it has with your Industrial uses going towards King William and more businesses along the St. Stephens Church area. He likes the rural nature on Route 360.

Mr. Guess stated that he did not want conservation easements along Route 360 within our development corridors.

Mr. Swartzwelder noted that maybe the Commission could consider defining a setback on Route 360 and Route 33 where they want to discourage conservation easements. He noted that maybe the Commission feels they are more suited along the Dragon Run.

Mr. Guess added that he would want to discourage wildlife refuge sites on Route 360 and Route 33. He mentioned the one located north of Tappahannock. He added that such sites should be located off of a 4 lane highway.

Mr. Swartzwelder also noted that the Commission may want to take into consideration of tide rise. Tide rise should be acknowledged in the Comprehensive Plan and could play a huge impact on development. Should a road be washed out in ten years, it would prove difficult if not impossible to provide emergency services to folks. The Commission should look at not only structures, but roadways that could flood during storms, etc.

Mr. Richardson stated that he hoped that tonight's discussion would help Mrs. Sprouse in her work on the Comprehensive Plan draft.

Commissioner's Comments

Mr. Watkins thanked Mr. Herrin and Mr. Richardson for agreeing to serve as Chair and Vice Chair. He also wanted to recognize Mr. Taylor for his service on the Commission and noted that he will be missed.

Mr. Roane stated that King & Queen needed a Chick-fil-a.

Mr. Richardson thanked everyone for their vote of confidence in electing him as Chair.

Staff's Comments

Mrs. Sprouse updated the Commission on the status of the following applications/projects:

- Tuthill Update
- Zoning Text Amendments Update

Mr. Swartzwelder noted that the Board has completed their review of the proposed text amendments and only made a few small minor changes. Overall the Board agreed with the Commission in their recommendations. They do however; want the Commission to review the parking requirements, specifically for industrial sites with shift change.

A special called meeting will be held August 15, 2012 at 5:00 p.m. at International Training Inc. to tour their site.

The next regular scheduled meeting will be held September 5, 2012. (This is a Wednesday meeting due to the Labor Day holiday).

Adjournment

There being no further business, a motion was made by Mr. Watkins to adjourn. Adjournment was ratified by all present members saying "Aye".

Hunter Richardson, Chairman