

**King & Queen County
Planning Commission Minutes
August 7, 2017**

The King & Queen County Planning Commission met on Monday, August 7, 2017, 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:

Barbara Hudgins
Milton Watkins
Robert Harvey
Franklin Massey
David Campbell

Sheila Morton
Hunter Richardson
James Guess
Robert Coleman, Jr.

Also in Attendance:

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

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 5, 2017**

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

Voting For: Watkins, Morton, Guess, Harvey, Richardson, Hudgins, Massey
Voting Against: None
Abstain: Coleman & Campbell

Citizens Comment Period

Mr. Richardson stated that he was going to move the Citizens Comment Period just before Staff's Comments.

New Business

ZA17-02, Zoning Text Amendment – Article 16, Signs (*Public Hearing*)

Mr. Richardson opened the public hearing. Mrs. Sprouse noted that because changes were made that were previously outside of what was advertised, they were having yet another public hearing and had

re-advertised to include all changes made to the sign ordinance. Mrs. Sprouse noted that staff had made one change to the proposed text. She noted that instead of having the manufacturer of electronic controlled message signs to provide written documentation that the sign will meet all requirements of the sign ordinance, the County Attorney will draft an electronic controlled message agreement that will be executed by the property owner.

Hearing no further comments, a motion was made by Mrs. Morton to recommend approval of text amendment ZA17-02 as submitted and advertised, seconded by Mr. Coleman.

Voting For: Watkins, Morton, Guess, Harvey, Richardson, Hudgins, Massey, Campbell & Coleman

Voting Against: None

Abstain: None

Old Business

Review the Final Draft of the King & Queen Comprehensive Plan

Mrs. Sprouse reviewed chapters three, four and five of the Comprehensive Plan with the Commission members. After little discussion from the Commission, it was agreed to stop at the end of Chapter five to allow time for the Commission to read the next few chapters for further review.

Citizens Comment Period

Mr. Lou Verner of Spring Cottage Road, Newtown District, stated that he and a group of about 20 King & Queen citizens are happy to see that the Commission has mentioned fracking within the Comprehensive Plan draft. Mr. Verner noted that he and his group would be interested in offering their services to the Commission and county staff in helping to draft a county ordinance on fracking. He noted that his concerns were the potential impacts of such industry on the community's drinking water/aquafer, environmentally sensitive lands, and way of country rural living in King & Queen County.

Staff's Comments

Mrs. Sprouse noted that Glenwood Farm's application has been reviewed and the applicant is working on a few changes to the site plan. She noted it will be a few months before they will be ready to hear it for public hearing.

Mrs. Sprouse stated that she wanted to bring two situations to the Commission's attention regarding the current ordinance requirements for medical emergency housing. She noted that over the past two months, there have been two very separate request for medical emergency housing. One situation was a daughter needing to care for her elderly mother and father, one of which was in a wheelchair. She noted that the daughter was traveling daily to care for her parents and ensuring that her father was getting to his appointments, scheduling therapy, and helping with his daily needs. Once the citizen was made aware of the 5 year cap for such housing, she was discouraged, as she asked what she will do with her parents if they live beyond the 5 year limit.

Mrs. Sprouse noted another very different situation for the same request for medical emergency housing. She noted that a mother passed away recently, leaving her two adult mentally handicapped sons in the care of their brother and sister-in-law. She added that currently the two men are sleeping in her living room, as she has two young children occupying the only other bedrooms in their home. When she was informed that the medical emergency housing option only allows for the home to be there for 5 years, she too was concerned about what would happen thereafter.

Mrs. Sprouse asked the Commission if this is something that they would like to review and consider amending sometime in the future. She also noted that ‘granny pods’ are permitted as a by right use per the Code of Virginia. However, the county is limiting the time that a medical emergency housing unit (singlewide) could be on the parcel.

After brief discussion among the Commission members, the Commission agreed that they will review the code section for medical emergency housing during their next meeting.

Mr. Swartzwelder noted that King & Queen County has received a VACo Achievement Award now for two consecutive years. He noted that in 2016, King & Queen received the Best Achievement Award for our Broadband Internet project. This year King & Queen received the Best Small County Achievement Award for our Rural Emergency Medical Services Program. He added that winning two awards back to back is a huge recognition for King & Queen County.

Mr. Swartzwelder noted that the Board of Supervisors approved the Bennett Mineral mining project with one small change to the site plan. He noted that the applicant added a 6 to 8 foot tall berm on the roadside outside of the 100’ vegetated buffer to help with noise and dust.

Mr. Swartzwelder noted that within the next 6 months, assuming the soil borings test goes well, the new tower for the broadband internet will be going up. He noted that it will be placed off of Cherry Row Lane between Tuckers and Gutheries Green. He also noted that the MetroCast cable work has begun for the Newtown area and will go to the Caroline County line. There is talk that it may go south of St. Stephens Church area at a later date as well.

Mr. Simpkins thanked the Commission for their hard work. He noted that the Board really relies on them and appreciates their work, as it makes their job easier. He also added that he has some experience with VDOT regarding stop lights. He noted that there is some magical formula that is used based on trips per day/traffic counts and number accidents that occurs at the intersection. He added that the stop light at St. Stephens Church, when first installed, actually created more accidents. It was very confusing when it was a flashing stop light. Then when they changed it, you do sit for a little longer, but it is safer at that intersection.

Commissioner’s Comments

Mrs. Morton noted that she received an email from Mrs. Sprouse before she left for vacation, but could not open the attachment. Mrs. Sprouse said she will take a look at her email and will resend.

Mr. Massey thanked the public for attending in sharing their concerns and offer to help.

Mr. Coleman noted that he recently had a renter to move out of his home in Walkerton and purchased a tiny home. He wanted to know if King & Queen is prepared for this trend. Mrs. Sprouse said it depends on what time of tiny home it is. Either way, it would have to meet the manufacturer’s specifications, if a manufactured building, and the building code. Mr. Coleman then asked if King & Queen is prepared for solar panel farms. Mrs. Sprouse replied that the County ordinance does address it in the Agricultural zoning district by approved CUP. Mr. Coleman then noted that he will be on vacation during the September meeting and will not be in attendance.

Mr. Watkins thanked Mrs. Sprouse for her hard work on the sign ordinance. He noted that the Commission would still be going around with it. He also thanked Mr. Simpkins for attending the meeting tonight.

Mr. Guess said ditto to what Mr. Watkins said.

Mr. Harvey asked if changing the ordinance for medical emergency housing be a long drawn out process because he feels that people really need this. He doesn't want this to take as long as the discussion about the chickens. Mr. Harvey noted that serving on the Commission is very interesting and he is learning a lot.

Mrs. Sprouse noted that it would require them to draft conditions, set a public hearing and make a recommendation to the Board of Supervisors. The Board of Supervisors will then set a public hearing thereafter and either approve or deny your amendment request. Mrs. Sprouse added that those looking to apply for the medical emergency housing request may do so, however the current ordinance applies until changed, if changed.

Mr. Richardson noted that the Commission will meet September 5, 2017 at 6 p.m..

Adjournment

There being no further business, a motion was made by Mr. Watkins to adjourn the meeting. The motion was ratified by all present members stating "Aye".

Hunter Richardson, Chairman