

**King & Queen County
Planning Commission Minutes
August 7, 2023**

The King & Queen County Planning Commission met on Monday, August 7, 2023, 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:

Michael Flemming	Comer Jackson
Milton Watkins	David Campbell
Robert Coleman Jr.	

Also in Attendance:

Vivian Seay, County Attorney/County Administrator
Kelly Evko, King & Queen EDA Consultant

Call to Order

In the absence of Chairman, Mr. Richardson, Mr. Coleman 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
April 3, 2023**

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

Voting For: Watkins, Campbell, Coleman, Flemming & Jackson
Voting Against: None
Abstain: None

Citizens Comment Period

Mr. Coleman opened the floor for citizens comment period.

Hearing none, citizens comment period was closed.

New Business

A. CUP 21-02 & SP21-05, J. E. Liesfeld Contractor, Inc. *(set public hearing)*

Mr. Coleman noted that the Commission is asked to set a public hearing for CUP21-02 and SP21-05. Mr. Coleman asked staff to please review the request.

Mrs. Sprouse noted that J. E. Liesfeld Contractor, Inc., is requesting a Conditional Use Permit and Level 3 Site Plan to mine 56.03 acres of an 83.5-acre tract of land, identified as County Tax Map Parcel No. 23-161L-1325. The site location is off of State Route 614, Devils Three Jump Road, between Iris Road and Mt. Olive Bottom Road, in the Buena Vista Magisterial District.

Mr. Coleman noted that included with their packet is the applicant's requested Conditions. Mrs. Sprouse noted that for their September meeting, they will receive staff's narrative/report to review prior to the public hearing.

A motion was made by Mr. Jackson so set the public hearing for CUP21-02 and SP21-05 for their September 5, 2023 meeting, Mr. Watkins seconded Mr. Jackson's motion.

Voting For: Watkins, Campbell, Coleman, Flemming & Jackson

Voting Against: None

Abstain: None

B. CBPA23-02, Chesapeake Bay Preservation Area Exception, Richard and Lauren Opett *(set public hearing)*

Mr. Coleman stated that the next request was for CBPA23-02, Chesapeake Bay Preservation Exception for Richard and Lauren Opett. Mr. Coleman asked staff to please review the request.

Mrs. Sprouse noted that this request may be familiar with most of the Commission members, however the owners now have a revised submission, pulling out portions of the patio located within the seaward portion of the RPA buffer. Mrs. Sprouse stated that the owner is requesting approval of an after the fact Chesapeake Bay Preservation Area Exception for a 690 sq. ft. brick patio, located within the 50' landward Resource Protection Area. The subject property is a 3.1-acre parcel, identified as County Tax Map Parcel #1623-165X-803, located at 384 Shepards Warehouse Road, in the Buena Vista Magisterial District.

Mrs. Sprouse informed the Commission that they will receive staffs narrative/report with findings in their next meeting packet prior to the public hearing.

A motion was made by Mr. Jackson to set the public hearing for CBPA23-02 for their September 5, 2023 meeting, Mr. Watkins seconded Mr. Jackson's motion.

Voting For: Watkins, Campbell, Coleman, Flemming & Jackson

Voting Against: None

Abstain: None

Old Business

None.

Staff's Comments

A. EDA Strategic Action Plan Update/Discussion – Ms. Vivian Seay

Ms. Seay introduced the EDA's new part time consultant, Kelly Evko. Ms. Evko thanked the Commission for having her come and speak with them tonight. She noted that she had worked with Ms. Seay previously and they had a conversation about a strategic plan. She added that Ed Miller was with the County for some time and decided to retire, however she has had several meetings with Mr. Miller since his departure. Ms. Evko said that she would provide a brief background for herself. She noted that she previously worked for State Department of Economic Development, Virginia Economic Development Partnerships and had the privilege of working with about 44 localities around the state. She noted that she worked with existing businesses and attracting new businesses. She stated that every locality is different in what they need and want. Ms. Evko noted that after the State, she went back to her home town and helped Petersburg. She noted that the needs there were great and she worked on putting a pharma cluster there. Ms. Evko stated that she also helps the Town of Colonial Beach part time. She added that their needs are very different from King & Queen so there is no conflict at all. One of her main goals with Colonial Beach is tourism, as it's a beach town. She stated that King & Queen has land, Colonial Beach does not. She noted that they want to keep King & Queen rural and was made very clear during some of their planning. King & Queen does have two corridors and to maintain a low tax base, you need revenue. One reason she came to King & Queen was to help with a strategic plan. They had a stakeholder's session back in May and had about 30 people, in the middle of the day. She added that it was exciting to see so many people attend a meeting during the day, especially with the population of King & Queen. She stated that they brought in Charles Hartgrove, Director of the Virginia Institute of Government at the University of Virginia's Weldon Cooper Center for Public Service to facilitate the meeting. As a result of that well attended and engaging meeting, we are now tasked to come up with an action plan, a plan that is to be used and not just sit on a shelf. Regardless if its 8 or 20 or more pages in size, it needs to be a usable document. Ms. Evko stated that there is a need for development to allow for a more diverse tax base, while keeping King & Queen rural. She also noted that there is a large need for affordable housing in the County for our teachers and EMS workers. She asked the Commission to keep an eye out for the invitation for the next meeting, to be held September 25th at 6:00 p.m., here at the Courthouse.

The Commission thanked Ms. Evko for coming to speak with them.

Ms. Seay provided the Commission with an update regarding the following:

- Budget/Taxes as it relates to boat values
- Telework Center Update
- King & Queen County Library
- KQES School Construction
- Virginia American Revolution 250 Commission (VA250)

- Fire State Construction
- Animal Shelter Lease Update

Commissioner's Comments

None.

Adjournment

Mr. Coleman noted that the next meeting is set for Tuesday, September 5th, 2023 at 6 p.m.

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

Robert Coleman, Vice-Chairman