

**King & Queen County
Planning Commission Minutes
September 5, 2012**

The King & Queen County Planning Commission met on Wednesday, September 5, 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:

Joy Harvey	William Herrin
Milton Watkins	Robert Coleman, Jr.
James Guess	

Also in Attendance:

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

Call to Order

In the absence of Chairman, Mr. Richardson, Vice-Chairman, William Herrin called the meeting to order.

Roll Call/Determination of Quorum

In the absence of Secretary, Mr. Campbell, Milton Watkins took roll call and determined that a quorum was present.

August 6, 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. Coleman. The vote was ratified by all present members stating “Aye”.

Voting For: Watkins, Harvey, Herrin, Coleman, Guess
Voting Against: None
Abstain: None

August 15, 2012 – Special Called Meeting @ ITI

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

Voting For: Watkins, Herrin, Guess
Voting Against: None
Abstain: Harvey, Coleman

Citizens Comment Period

Vice Chairman, Mr. Herrin opened the floor for public comment period.

Hearing no comments, Mr. Herrin closed the public comment period.

New Business

A. Article 15, Off-Street Parking Requirements (Review parking requirements for shift work)

Mr. Swartzwelder stated that the Board of Supervisors has completed their review of the proposed text amendments to amend most of the zoning and subdivision ordinance. During the Boards review, they asked that one item be sent back to the Planning Commission for suggestions for parking requirements during shift change at an industrial and/or manufacturing business. After some discussion, a motion was made by Mr. Coleman to amend the ordinance to allow for a reserve parking area for shift change and that parking should be adequate at all times during shift change, second by Mr. Watkins.

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

Voting Against: None

Abstain: None

Mrs. Swartzwelder stated that maybe a percentage should also be included in the ordinance to determine how much reserve parking shall be created for future use for expansion. He also noted that Mrs. Sprouse will word the ordinance change based on the approved motion.

B. Review Proposed Ordinance Changes as Determined by the Board of Supervisors

Mrs. Sprouse noted that there were a few changes that the Board of Supervisors made to the proposed/revised zoning ordinance and subdivision ordinance. Mrs. Sprouse read over those revisions and those articles/sections were...

- Article 3, Section 3-68D to omit the requirement of public sewer and water in the Residential General Zoning District.
- Article 4, Table 4.1 to include apartments, condominiums, and duplexes by right in Residential General if 6 or less dwelling units are proposed. Such uses by approved CUP in Residential General if 7 or more dwelling units are proposed.
- Article 14, Section 3-314C(1) to omit *“Conditional Uses having a floor area of less than five thousand (5,000) square feet, fewer than five (5) dwelling units; or less than five (5) acres of development area shall not require the submission of a general development plan.”*
- Chapter 4, Subdivision Ordinance, Article 4, Section 4-7B (3.1) to amend the required paved shared entrance width from 30’ to 20’. To include *“No certificate of occupancy will be issued until such entrance is constructed according to the approved plan.”*
- Chapter 4, Subdivision Ordinance, Article 4, Section 4-31 amending the ordinance that fire protection “shall be” required instead of “may be” required.

Old Business

None

Commissioner's Comments

Having no comments, Mr. Herrin asked if staff had any comments.

Staff's Comments

Mrs. Sprouse stated that there is a possibility that King & Queen could potentially have its first large scale oyster harvesting operation. The proposed location is within Morris Bay at the King & Queen and Gloucester County line. She explained that the current ordinance does not address aquaculture and therefore is not permitted. Mr. Swartzwelder explained that localities have jurisdiction to the middle of the water body and not just at the low water mark. He also noted that this has all come up in many localities here lately and he also referenced the Greg Garrett court case that is underway. He explained that there is an argument that aquaculture is the same as agriculture under the right to farm act. He asked the Commission to consider either an overlay district, or zoning classification for such uses. He also asked the Commission to consider a definition for aquaculture and animal and/or livestock.

The next regular scheduled meeting will be held October 1, 2012 at 6:00 p.m.

Adjournment

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

William Herrin, Vice-Chairman