

**King & Queen County
Planning Commission Minutes
September 6, 2016**

The King & Queen County Planning Commission met on Tuesday, September 6, 2016, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in Court room for their regular monthly meeting.

Planning Commission Members Present:

Hunter Richardson
Milton Watkins
David Campbell
Sheila Morton

James Guess
Barbara Hudgins
Frank Massey

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
August 1, 2016**

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

Voting For: Watkins, Massey, Campbell, Hudgins, Guess, Richardson

Voting Against: None

Abstain: Morton

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. CBPA16-01 – Alvah H. Eubank, Jr. C/o Anne Eubank (Public Hearing)

Mr. Richardson opened the public hearing for CBPA16-01, Alvah H. Eubank, Jr. Mr. Richardson asked Mrs. Sprouse to please review the application. Mrs. Sprouse stated that Anne Eubank, on behalf of her father and property owner Alvah Eubank, Jr., is requesting a Chesapeake Bay Exception

to allow for the construction of a single family residence addition consisting of 348 sq. ft., on tax map parcel 1623-165X-811B1, located in the Buena Vista Magisterial District. She noted that according to the Commissioner of the Revenue's records, the property is a pre-bay act parcel and that the existing home and deck(s) were both constructed in 1987. Mrs. Sprouse informed the Commission of the section regarding the findings that they must determine when and if granting the exception request. Mrs. Sprouse asked that the Commission be consistent with prior requests. Mrs. Sprouse stated that the applicant was present tonight if the Commission should have any questions regarding the application.

Ms. Eubank's contractor approached the Commission and informed the Commission that he had photographs of the issues with the current space within the existing bedroom and bathroom, as they are not and cannot be made handicap accessible without the proposed addition.

Ms. Eubank stated that her 90 year old father is in need for the exception request so that they may enlarge the size of his existing bedroom and bathroom so that they are handicapped accessible so that he may come home and live instead of being placed in a nursing home facility. She stated that he was a resident of West Point and moved to King & Queen in 1993. Ms. Eubank stated that come this fall, he will be moving back home from Georgia as her brother is no longer able to care for him.

Mr. Richardson asked if there was anyone else that would like to speak for or against the project. Hearing no further comments, Mr. Richardson closed the public hearing.

Mr. Massey asked if proper access is provided for Mr. Eubank to access the home, for example a handicap ramp. Ms. Eubank stated that her father is actually able to use the stairs with a walker for the time being and if a ramp is needed at a later date, they are able to do so within the existing attached garage.

A motion was made by Mr. Massey to approve the exception request as submitted as the project meets the required findings, second by Mr. Watkins.

Voting For: Watkins, Massey, Campbell, Hudgins, Guess, Morton, Richardson

Voting Against: None

Abstain: None

Old Business

A. ZA16-03 – Article 4, Table 4.1, Permitted Use Table (*Set Public Hearing*)

Mrs. Sprouse stated that over the last several months, the Commission has discussed some issues that businesses face regarding meeting requirements of the zoning ordinance. One of the items discussed was the required setback for items for sale/display. It was suggested that the setback for items for sale or display be reduced from a 75' setback requirement to a 50' setback requirement from the edge of the road. While within this ordinance, Mrs. Sprouse stated that this would also be the time to clarify that mobile/manufactured homes are not permitted in campgrounds. Mrs. Hudgins asked if this ordinance change would affect existing campgrounds with mobile/manufactured homes. She noted that this would not have an adverse effect on the existing campground sites that currently have mobile/manufactured housing. This would more so apply to future or expansion of existing campgrounds within the County. Mr. Campbell asked about larger RV's and campers, if they would be affected. Mrs. Sprouse stated that those are permitted uses within a campground. That RV's and campers are permitted for temporary occupancy, as manufactured homes are single-family dwellings.

Hearing no further comments, a motion was made by Mrs. Hudgins to set the public hearing for ZA16-03, Article 4, Table 4.1 for October 3, 2016, second by Mr. Watkins.

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

B. ZA16-04 – Article 16, Signs (*Set Public Hearing*)

Mrs. Sprouse noted that Article 16, Signs was also a topic of discussion over the past several months and as directed by the Commission, she has proposed text amendments for signage within the Commercial and Industrial zoning districts of King & Queen County and associated definitions. The Commission has decided to review the entire ordinance, however felt that this was needed now to assist economic development projects and existing businesses within the County.

Mrs. Sprouse also added that Mr. Swartzwelder informed the EDA of the Commission's work regarding the changes to the sign ordinance and are very excited to hear that positive changes are being made for economic development.

Mrs. Sprouse reviewed the proposed changes. Hearing no further comments from the Commission, a motion was made by Mr. Watkins to set the public hearing for ZA16-04, Article 16, Signs for October 3, 2016, second by Mr. Guess

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

Staff's Comments

Mrs. Sprouse stated that the Dollar General site plan is still in the review stages with VDOT and hopefully soon will be before the Commission for public hearing and subsequent approval.

Mrs. Sprouse stated that the County has received a NFWF grant for a stormwater drainage project in and around the courthouse area. She stated that it was awarded in the amount of \$200,000. Mr. Swartzwelder added that Mrs. Sprouse prepared and submitted that grant on her own and he was happy that the County received it, as other agencies, such as the Planning District Commission did not.

Mr. Swartzwelder informed the Commission that the County has updated their equipment for internet and that speeds should be faster.

He also advised the Commission that through the Comprehensive Plan, the Commission could help with entrance design and criteria with VDOT based on the classification of the roads within King & Queen County. Mr. Swartzwelder also stated that he is working with Delegate Keith Hodges on proposed legislation so that localities have input as to what roads are classified by VDOT. He also added that Virginia has dropped from the number 1 place to do business to the number 38 place to do business in 5 years and it's all because of over-regulations.

Commissioner's Comments

Mr. Watkins thanked Mrs. Sprouse for her hard work with the text amendments. He stated that she has saved the Commission a lot of time by preparing a proposal for them to review so they did not have to do so.

Mr. Richardson thanked Mrs. Sprouse for obtaining the NFWF grant on behalf of the County. Mr. Richardson thanked both Mrs. Sprouse and Mr. Swartzwelder for the work that they both do for the County.

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.

Hunter Richardson, Chairman