

**King & Queen County  
Planning Commission Minutes  
October 3, 2016**

The King & Queen County Planning Commission met on Monday, October 3, 2016, 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:**

Hunter Richardson  
Milton Watkins  
David Campbell  
Sheila Morton  
Robert Harvey

James Guess  
Barbara Hudgins  
Frank Massey  
Robert Coleman

**Also in Attendance:**

Donna E. Sprouse, Assistant 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  
September 6, 2016**

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

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.

Mr. Andrew McRoberts, Mr. John Dixon & Mr. Jonathan B. Wilson approached the Commission and stated that they have a project on their agenda for a joint public hearing with the Board of Supervisors on October, 11, 2016 and wanted to inform the Commission that should they have any questions regarding the project, to please feel free to contact one of them or county staff. They appreciate the Commission's time and consideration of the project.

Hearing no further comments from the public, citizens comment period was closed.

## **New Business**

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

Mr. Richardson opened the public hearing for Zoning Text Amendment ZA16-03. He asked Mrs. Sprouse to please review the request. Mrs. Sprouse stated that over the last several months, the Commission had discussed the need in amending the ordinance to be more business friendly and in doing so, reduced the setback for items for sale or display 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 text amendment will also clarify that mobile/manufactured homes are not permitted in campgrounds. Mrs. Sprouse added that this change would not have an adverse effect on the existing campground sites that currently have mobile/manufactured housing.

Mr. Richardson asked if there was anyone from the audience that would like to speak in favor of or against the proposed text amendment.

Mr. George Longest, King & Queen County lifetime citizen and EDA member stated that on behalf of the King & Queen County EDA, they are in favor of the proposed changes and thank the Commission for their continued efforts in encouraging economic development.

Mr. Richardson closed the public hearing.

Hearing no further comments, a motion was made by Mr. Watkins to recommend approval of ZA16-03 as written, second by Mr. Coleman.

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

Voting Against: None

Abstain: Harvey

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

Mr. Richardson opened the public hearing for Zoning Text Amendment ZA16-04. He asked Mrs. Sprouse to please review the next request. 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 proposed text amendment would not only increase the size of signage types within the commercial and industrial zoning districts, but would also allow for a possible increase in number based on the sign type and zoning.

Mr. Richardson asked if there was anyone from the audience that would like to speak in favor of or against the proposed text amendment.

Mr. George Longest approached the Commission once again and stated that the King & Queen County EDA is also in support of the proposed text amendments to the County sign ordinance.

Mr. Richardson closed the public hearing.

Hearing no further comments from the Commission, a motion was made by Mrs. Morton to approve text amendment ZA16-04 as written, second by Mr. Watkins.

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

Voting Against: None

Abstain: Harvey

## **Old Business**

### **A. ZA16-05 – Virginia Sand & Stone, Article 4, Table 4.1, Permitted Use Table (Set Public Hearing)**

Mrs. Sprouse stated that the King & Queen County Planning and Zoning Department received an application for a proposed text amendment on September 20, 2016 from Virginia Sand & Stone, requesting an amendment to Article 4, Table 4.1, Permitted Use Table. The proposed amendment request is to allow resource extraction activity within a required yard where DMME allows resource extraction by permit. Mrs. Sprouse stated that the applicant was in attendance and could speak more about their request.

Mr. Andrew McRoberts, Attorney for Virginia Sand & Stone stated that his client is requesting an amendment to Table 4.1, resource extraction, to allow for mining across property lines without requiring a buffer when there are two adjoining properties covered under one mining permit. He stated that the setback or buffer makes sense when applied to a single parcel to buffer the mining site from other surrounding uses, however when its two parcels under one mining permit, that setback or buffer doesn't make sense.

Mr. Richardson asked if the Commission had any additional questions. Hearing no comments from the Commission, a motion was made by Mr. Massey to set the public hearing for ZA16-05 for their next meeting, seconded by Mr. Watkins.

Mr. Richardson noted their next meeting will be October 11, 2016, however the public hearing for the proposed text amendment would be held on November 7, 2016 so that the request could be properly advertised.

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

Voting Against: None

Abstain: Harvey

### **B. Brief Planning Commission on October 11, 2016 Joint Public Hearing Items**

Mrs. Sprouse noted that it has been some time since the Commission has had a joint public hearing with the Board of Supervisors. She added that since that time, there has been new members appointed to the Commission. Mrs. Sprouse stated that the Commission will be seated next to the Board and will open their meeting and take roll to determine a quorum. Once a quorum has been determined, then Mr. Richardson will open the public hearing. Mrs. Sprouse stated that she will provide the request and report to the Commission as she does with any other public hearing. Mr. Richardson will ask for comments from the audience. Ms.

Sprouse asked that Mr. Richardson remain aware of the time and have everyone to speak within their allotted time. The Commission will close the public hearing, make a recommendation to the Board of Supervisors and the Board of Supervisors will then open their public hearing and take over from there. The Board may ask questions of staff, the Commission, and the audience/applicant/owner.

Mrs. Sprouse stated that the Commission is to bring their Dollar General and Virginia Sand & Stone site plan, narrative, and other supporting documentation to the meeting on October 11<sup>th</sup>. She noted that the reason they were provided the plans last week was to allow the Commission time to review and read the proposal. She stated that if the Commission has any questions regarding either proposal, to please contact her so that she can answer them prior to the meeting. She stated that if she is not able to answer the question, she will refer such question to the applicant.

### **Staff's Comments**

Mrs. Sprouse stated that there are no upcoming applications at this time. She also noted that the building and zoning department has been really busy over the last month with new construction permits. She noted that the number of new home permits were unusually high for King & Queen County. She also noted that the Building Official is retiring in November and the County is looking for a full time Building Official. She asked the Commission to spread the word to help increase the number of potential applications.

### **Commissioner's Comments**

Mr. Massey thanked Mrs. Sprouse for her hard work with the text amendments. He stated that she has put in a lot of time and research into the proposed amendments.

Mrs. Hudgins welcomed Mr. Harvey to the Commission.

Mr. Richardson stated that he received an email from the Tavern Museum stating that they will be providing a dinner for the Board of Supervisors on October 11, 2016 at 5 p.m. prior to the Board meeting. He asked if any of the Commission members wished to attend so that he may report a head count to the folks with the Tavern Museum.

### **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.

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Hunter Richardson, Chairman