

**King & Queen County
Planning Commission Minutes
October 7, 2013**

The King & Queen County Planning Commission met on Monday, October 7, 2013, 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:

William Herrin
Hunter Richardson
David Campbell
James Guess

John Roane, Jr.
Shelia Morton
Robert Coleman, Jr.

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.

September 3, 2013 – Regular Meeting

After brief review of the minutes, a motion was made by Mr. Herrin to approve the minutes as written, second by Mr. Guess.

Voting For: Coleman, Campbell, Herrin, Morton, Guess

Voting Against: None

Abstain: Roane, Richardson

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. Chesapeake Bay Preservation Area Exception, CBPA13-01, Claude A. Taylor & Claudia T. Neal

Mrs. Sprouse stated that her office received an application requesting an after the fact approval of a Chesapeake Bay Preservation Area Exception for a 264 square foot deck constructed without

permits, located within the seaward Resource Protection Area (47' from the RPA). The subject property is identified as County Tax Map Parcel #1623-133L-408, a .75 acre parcel, located at 1462 Hockley Lane, in the Buena Vista District.

Mrs. Sprouse noted that while Environmental Codes Compliance Officer, David McIntire was at a neighboring lot conducting inspections, he was informed of Mr. Taylor's violation. He also received a phone call from the neighbor about construction without permits. Mrs. Sprouse stated that her office mailed a notice of violation for the deck built in the RPA without approvals. She further stated that she had talked with Mr. Taylor and advised him to remove the deck. He decided to apply for a Chesapeake Bay Exception and Major Water Quality Assessment. Mrs. Sprouse stated that since receiving Mr. Taylor's application, he has taken ill. Mr. Taylor's sister (who owns the property jointly with Mr. Taylor) notified Mrs. Sprouse that her brother has taken ill and will not be able to attend. Mrs. Sprouse explained that the property owner could request that the Planning Commission place the application on hold for period of 60 to 90 days to allow Mr. Taylor time to get well in hopes of attending the public hearing. Mrs. Sprouse provided the Commission a letter written by Ms. Neal (sister of the Mr. Taylor), requesting that they place the application on hold until her brother is well. Mr. Richardson asked the Commission what was their pleasure. A motion was made by Mr. Herrin to proceed with public hearing next month, second by Mr. Guess.

Voting For: Coleman, Campbell, Herrin, Morton, Guess, Roane

Voting Against: Richardson

Abstain: None

Motion carried and the public hearing for CBPA13-1 will be set for the Planning Commission's November 4, 2013 meeting.

Unfinished Business

A. FY2014 Capital Improvement Plan (Review Revised/Updated Draft)

Mrs. Sprouse provided a draft of the FY2014 Capital Improvement Plan for review by the Commissioners. She explained the purpose of the CIP for those that are not familiar with its purpose. Mrs. Sprouse noted that the duty of the Commission is to review the proposed capital improvement plan and determine if anything in the plan coincides with the Comprehensive Plan and if there are any planning issues.

Mr. Richardson asked the Commission if they have any comments regarding the capital improve plan draft. Mr. Richardson stated that for the Mattaponi public water access project, he would like to suggest that a civic organization (such as the Boy Scouts) could work on such a project. He noted that they could sponsor the project and could possibly gather necessary donations for such. Mrs. Sprouse noted that in the CIP spreadsheet, it is noted that funds for the Mattaponi public water access project is proposing funding through grants, proffers or other forms of funding and not through the general fund. Mrs. Sprouse informed the Commissioners that at one time, the County had a Virginia Department of Transportation grant to fund the Mattaponi public access project, however it was not funded.

Mr. Richardson asked about the additional land at the Courthouse for an impound lot and garage to house an ambulance. Mrs. Sprouse explained that only if the adjacent owner would be willing to sell property, would this even be an option. She explained that since there are paid EMS providers now in the County, there will be a need to house an ambulance in a building for them to be dispatched out of in the central part of the County. Mr. Richardson asked if the Board or County has made any attempts in speaking with local fire and rescue departments about housing an ambulance in an existing building rather than building a new building. Mr. Coleman stated that such discussions have occurred during the fire and rescue chiefs meetings, which are held about once every two months. He also stated that as with any organization, including his own, there is a process that all discussions and decisions must go through and not everyone may be on board with such ideas. Mr. Campbell asked about the large cost associated with the burn building training facility. Mr. Coleman stated that was a grant funded project and was a joint effort with other localities on a regional level. He noted that he was not sure of any match requirements (if any) but did know that this is a grant funded project.

Hearing no further comments, the Commission did not feel that the draft CIP would cause any potential planning issues and does not contradict that goals of the Comprehensive Plan. As far as the needs and figures provided, the Commission will defer to the Board of Supervisors.

Staff's Comments

Mrs. Sprouse informed the Commission that the Glenwood Sand & Gravel project is still in the works. She noted that the engineer is working on the site plan at this time and is in the process of obtaining DMME approval. Mrs. Sprouse noted that there will be a DMME public hearing held October 17, 2013 at 7:00 p.m. in the General District Courtroom should they wish to attend. Mrs. Sprouse noted that it is her understanding that the applicant wishes to request a joint public hearing with the Planning Commission and Board of Supervisors for this project, however the owner or his counsel has not formally requested such for the Board to consider.

Mrs. Sprouse informed the Commission members that she has been in communications with Rob with ITI since their public hearing. She stated that they are doing well with their mitigation plantings and hope to soon start clearing for the drainfield for the new restroom facilities in accordance with their approved site plan and CUP. She noted that her office has received one noise complaint during their permitted hours of operation and assumed that ITI would fill the Board of Supervisors in during their quarterly update.

Mrs. Sprouse also asked the Commission to consider revising or adding something in the Zoning Ordinance as it relates to poultry and fowl. She provided a situation to the Commission and informed the Commission that as the ordinance is written today, no one can have fowl or poultry unless they have 5 acres and the coop is 100' from all property lines. She asked if the Commission would like to consider having a less restrictive requirement for poultry and fowl in the Agricultural district.

Commissioner's Comments

Hearing no comments from Commission members, Mr. Richardson noted that their next meeting will be held November 4, 2013 at 6 p.m.

Adjournment

A motion was made by Mr. Guess to adjourn the meeting, second by Mr. Roane. The motion was ratified by those present stating "Aye". There being no further business the meeting was adjourned.

William Herrin, Vice Chairman