

**King & Queen County
Planning Commission Minutes
November 1, 2021**

The King & Queen County Planning Commission met on Monday, November 1, 2021, 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:

Hunter Richardson
Milton Watkins
David Campbell
Ryan Burroughs

Barbara Hudgins
Comer Jackson
Robert Coleman, Jr.

Also in Attendance:

Donna E. Sprouse, Director of Community Development

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 7, 2021**

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

Voting For: Watkins, Hudgins, Richardson, Herrin, Burroughs, Jackson, Coleman
Voting Against: None
Abstain: Campbell

Citizens Comment Period

Mr. Richardson opened the floor for citizens' comment period.
Hearing no comments, citizens comment period was closed.

New Business

A. CUP21-04, & SP21-09, Virginia Sand & Stone Property Company I - *(set public hearing)*

Chairman, Mr. Richardson asked Mrs. Sprouse to review CUP21-04 and SP21-09, in the name of Virginia Sand & Stone Property Company I.

Mrs. Sprouse noted that the applicant is requesting approval of a Conditional Use Permit (272.05 acres of a 528.06-acre parcel) & a Level 3 Site Plan for the purpose of mining (170 acres of a 528.06-acre parcel) for sand & gravel mining, located on County Tax Map Parcel No. 1632-78R-673. The site location is off of State Route 628, Spring Cottage Road, in the Newtown Magisterial District, and located across the road from 3251 Spring Cottage Road.

Mrs. Sprouse noted that both the engineer and representative for Virginia Sand & Stone were present.

Mr. Richardson asked Mrs. Sprouse to please review the process for a public hearing for their new member on the Commission.

Mrs. Sprouse explained that there are statutory requirements regarding the timeframe in which the Planning Commission and Board should hear a request, as noted in Code of Virginia in 15.2-2259. She explained that prior to the Planning Commission receiving the request to set a public hearing, the applicant, owner and/or agent/engineer will work together in satisfying local and state agency comments through the site plan process. Mrs. Sprouse explained that this is also the time that she works with the agent/engineer in coming to a consensus on conditions for the site, as well as making sure that elements of the site plan are consistent with the requirements in the County Zoning Ordinance. The Commission will set a public hearing date for the following month and Mrs. Sprouse will handle the public notice in both the papers (Rappahannock Times and Tidewater Review) and letters to all adjacent property owners so that they may come and speak for or against the project during the public hearing meeting. The Commission makes a recommendation that is then forwarded to the Board of Supervisors and they will then set a public hearing of their own and make a decision after hearing from the public, staff and the Planning Commission.

Mr. Richardson thanked Mrs. Sprouse. Mr. Richardson asked if anyone with Virginia Sand and Stone wished to speak or add any additional comment to what Mrs. Sprouse has presented. Hearing none, a motion was made by Mr. Watkins to set a public hearing for CUP21-04 and SP21-09 for their December 6, 2021 meeting, seconded by Mr. Coleman.

Voting For: Watkins, Hudgins, Richardson, Herrin, Burroughs, Jackson, Coleman, Campbell

Voting Against: None

Abstain: None

Old Business

A. Consider Amendments to the Planning Commission By-Laws

Mr. Richardson noted that the proposed revised By-Laws before them are the same as what they have reviewed in the past several months. He noted that the strike through text is text to be omitted. The highlighted yellow and green text is proposed text to be added. Mr. Richardson asked what was the Commission's pleasure. He asked if they wanted to further review them, make any changes, leave it as is, or if there was any discussion to be had.

Mr. Coleman asked if in section 10.1, it pertains to the majority of the Commission seats or only those filled or whom attend the meeting any given day. Mrs. Sprouse responded that she believes it's the majority of the Commission seats (10) but would check with the County Attorney.

Mr. Coleman asked Mrs. Sprouse if in Section 3.1 allowed for small land owners or even renters the option of serving on the Commission. Mrs. Sprouse noted that as written, it does allow for such, of course that is really a decision of the Board of Supervisors as they appoint members to the Commission. She also noted that there are members on the Commission today that are not large land owners and she

feels that there is a good representation on the Commission, with both large and small land owners. Mr. Coleman asked if a renter could serve and is that common. Mrs. Sprouse replied that she has not been aware of a non-land owner in King & Queen to serve on the Commission during her tenure with the County. She noted that most people view the Commission as a group of land owners who make decisions that could affect them as land owners as well.

Mr. Richardson asked if the Commission would want to wait until their next meeting to make a decision. After some discussion, the Commission agreed to have Mrs. Sprouse obtain the answer to the question posed regarding Section 10.1 of the By-Laws and the Commission will consider the amendments during their next meeting.

Staff's Comments

Mrs. Sprouse informed the Commission that she has had her first meeting with Dominion Energy and Strata, since Dominions purchase of the solar project from Open Road Renewable Energy. She noted that she anticipates a lot of future meetings and work to be done, because if the Commission recalls, a lot of the environmental components of the preliminary site plan were all deferred until the final site plan submission/review.

Commissioner's Comments

Mr. Watkins thanked Mrs. Sprouse for all of her work and insight tonight.

Mr. Burroughs thanked Mrs. Sprouse for her work.

Mrs. Hudgins asked if the substation for the solar farm would come before the Commission for consideration. Mrs. Sprouse noted that the substation approval was included in the solar farm siting agreement by the Board of Supervisors.

Mr. Jackson said it was good to be back and it was good to see everyone tonight.

Mr. Coleman reminded the Commission to go out and vote tomorrow.

Mr. Campbell noted that there were good comments tonight and that it was his understanding that the substation would go near the existing one in the vicinity of Southern Landscaping.

Mr. Richardson noted that the next meeting is set for December 6, 2021 at 6 p.m.

Adjournment

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".

Hunter Richardson, Chairman