

**King & Queen County
Planning Commission Minutes
November 7, 2022**

The King & Queen County Planning Commission met on Monday, November 7, 2022, 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	Mark Berry
Milton Watkins	David Campbell
Comer Jackson	Robert Coleman, Jr.
Barry Allen	Michael Fleming

Also in Attendance:

Donna E. Sprouse, Director of Community Development
Vivian Seay, County Attorney/County 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.

Introduction of Newly Appointed Commission Members, Barry Allen & Michael Fleming

Mr. Richardson welcomed newly appointed Commission member, Mr. Barry Allen & Mr. Michael Fleming. Mr. Allen is fulfilling the unexpired term of the late Mrs. Sheila Morton of Newtown. Mr. Fleming is fulfilling the unexpired term of Mrs. Barbara Hudgins of Shanghai.

**Approval of Minutes
June 6, 2022**

After review of the minutes, a motion was made by Mr. Watkins to accept the minutes as presented, seconded by Mr. Coleman.

Voting For: Watkins, Richardson, Coleman, Berry, Campbell, Jackson
Voting Against: None
Abstain: Allen and Fleming

Citizens Comment Period

Mr. Richardson opened the floor for citizens' comment period.

Hearing no comments, citizens comment period was closed.

New Business

A. CUP22-01 & SP22-03, Ahmed Sallam / Discount Auto Repair *(set public hearing)*

Mr. Richardson asked Mrs. Sprouse to please review the request.

Mrs. Sprouse noted that Mr. Sallam is requesting approval of a Conditional Use Permit and Level 3 Site Plan for an auto service repair shop and auto sales with outside storage. The subject property is identified as County Tax Map Parcel #1623-135X-182L, located at the intersection of Rt. 678, Centerville Road and Rt. 33, Lewis B. Puller Mem. Hwy., in the Buena Vista Magisterial District.

Mr. Fleming asked if the Commission will be given the time to comment or ask questions.

Mr. Richardson informed Mr. Fleming of the process in which applications are heard. Mr. Richardson noted that application requests are sent to the Commission to set a public hearing date, typically for their next meeting. Advertisement is then posted in the papers and letters are mailed to adjacent property owners, allowing the public the opportunity to come to the public hearing to express their opinion. Another monthly meeting packet will be mailed to the Commission so we may review the information and staff report for each project. During the public hearing, staff will present their narrative/report, the applicant and/or their engineer will be available to speak to their request, and the public may speak during public comment period. Then the public comment period will be closed, we will close the public hearing and then the Commission will ask staff, the applicant and/or engineer questions at that time. Then the Commission will make a recommendation for the Board of Supervisors. The Commission recommendation will be forwarded to the Board and they will have the same process as the Commission when it comes to their public hearing. Mr. Richardson asked Mrs. Sprouse if he had that correct. Mrs. Sprouse replied that he did a great job explaining the process to the new members.

Mr. Fleming asked if the land would be better suited to allow for direct access to Bohannon Business Park from Rt. 33. Mrs. Sprouse attempted to explain the process for such a request as it requires Board of Supervisors direction/approval, funding, and VDOT acceptance of the plan.

Mr. Campbell noted that he has taken his vehicles to Mr. Sallam over the years and he thinks that this is a good thing.

Hearing no further comments, a motion was made by Mr. Campbell to set the public hearing for CUP22-01 and SP22-03 for their next (December 5th) meeting, seconded by Mr. Watkins.

Voting For: Watkins, Richardson, Coleman, Berry, Campbell, Jackson, Allen, Fleming

Voting Against: None

Abstain: None

B. RZ22-01, C. Scott Mitchell (*set public hearing*)

Mr. Richardson asked Mrs. Sprouse to please review the request.

Mrs. Sprouse noted that Mr. Mitchell is requesting approval to rezone property identified as County Tax Map Parcel #1632-52X-130 from LB (Limited Business) to GB2 (General Business 2) to allow for a proposed marine maintenance shop. The subject property is a 2.06-acre parcel and is located at 2940 Walkerton Landing Road, in the Newtown Magisterial District. Mrs. Sprouse noted that for those that are familiar with the Walkerton area, this was the property in which Scott's Store and Walkerton Post Office is located.

Hearing no further comments, a motion was made by Mr. Coleman to set the public hearing for RZ22-01 for their next December 5th meeting, seconded by Mr. Watkins.

Voting For: Watkins, Richardson, Coleman, Berry, Campbell, Jackson, Allen, Fleming

Voting Against: None

Abstain: None

C. In-House Planning Commission Training/Review

Mr. Richardson noted that they will continue with the agenda and have Mrs. Sprouse to come back to item C under New Business.

Old Business

None

Staff's Comments

Mrs. Sprouse noted that her office remains busy with property development questions and various applications that are forthcoming to the Commission for consideration. Mrs. Sprouse noted that the several mining applications will soon be submitted and eventually will be placed before the Commission for consideration. She advised the Commission of the Walnut Solar site plan review process.

Mrs. Sprouse also informed the Commission that the Opett's may return for a second request for Chesapeake Bay Exception request to keep their patio, or a portion thereof. She provided the Commission with a copy of the letter that was mailed to the Opett's reminding them of the Commission's decision and that removal of the patio must commence or they must reapply for another exception request after correcting the issue with the shed placement in the floodplain prior to obtaining zoning approval.

Commissioner's Comments

Mr. Coleman welcomed both Mr. Allen and Mr. Fleming to the Commission. He also welcomed Ms. Seay to the County and noted that she looks forward to working with her in the future. He suggested that the Commission not feel obligated to speak when called upon if they don't have any comments or questions, that it's okay to say that they have no comment.

Mr. Watkins welcomed Ms. Seay to the County and noted that he was glad to have her with them. He also expressed gratitude for having Mr. Bailey to attend their meetings on a regular basis.

Mr. Campbell noted that he noticed that the cost of mailing their packets is quite expensive now a days. He also noted that within in tax bill there is a county tax assessed and wanted to know what that was for or where it goes rather. Mr. Campbell also noted that he had seen in the Richmond paper that Jack Stegall had passed away. He added that he was instrumental in assisting King & Queen with the Comprehensive Plan years ago.

Mr. Jackson welcomed the new Commissioners and Mrs. Seay.

Mr. Berry welcomed Ms. Seay and the new Commissioners.

Mr. Fleming welcomed Ms. Seay and was glad to be on the Commission.

Mr. Allen noted that he was glad to serve on the Commission and welcomed Ms. Seay.

Mr. Bailey expressed his appreciation of the Commission and thanked them for all that they do. He noted that you may hang up on VDOT putting in a new road, that he had made many attempts over the years in trying to get speed limits reduced and having a traffic light installed at Shacklefords Fork to no avail.

C. In-House Planning Commission Training/Review

Mrs. Sprouse reviewed sections of the Code of Virginia, specifically the following code sections:

Chapter 22, Planning, Subdivision of Land and Zoning

§ 15.2-2200. Declaration of legislative intent.

§ 15.2-2204. Advertisement of plans, ordinances, etc.; joint public hearings; written notice of certain amendments.

§ 15.2-2210. Creation of local planning commissions; participation in planning district commissions or joint local commissions.

§ 15.2-2212. Qualifications, appointment, removal, terms and compensation of members of local planning commissions.

§ 15.2-2214. Meetings.

§ 15.2-2215. Quorum majority vote.

§ 15.2-2217. Officers, employees and consultants; expenditures; rules and records; special surveys.

§ 15.2-2221. Duties of commissions.

The Commission then moved next door to the hearing room where they had access to the tv screens to view the online/website resources. Mrs. Sprouse reviewed and went over how to

view the county ordinances online through Municode. She reviewed the online GIS mapping and how to add layers and use the measure tools. Mrs. Sprouse reviewed the current website and how to locate the Commission agenda, meeting dates, and members of the Commission with term information. She also added that the website will be replaced with a new website sometime next year. If another review is needed, she can do another training session in the future.

Ms. Seay also noted that she will be providing a training session to the Commission on FOIA (Freedom of Information Act) and COIA (Conflict of Interests Act) in an upcoming Commission meeting.

Adjournment

Mr. Richardson noted that the next meeting is set for Monday, December 5, 2022 at 6 p.m.

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