

**King & Queen County  
Planning Commission Minutes  
December 7, 2015**

The King & Queen County Planning Commission met on Monday, December 7, 2015, 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:**

Barbara Hudgins  
Milton Watkins  
David Campbell  
Hunter Richardson  
James Dabney

James Guess  
Shelia Morton  
Robert Coleman, Jr.  
James Burns

**Also in Attendance:**

Donna E. Sprouse, Assistant Zoning Administrator  
Thomas J. Swartzwelder, County Attorney

**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 with 9 members in attendance.

**Approval of Minutes  
November 2, 2015**

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

Voting For: Watkins, Richardson, Campbell, Morton, Guess, Burns, Hudgins, Dabney, Coleman

Voting Against: None

Abstain: None

**Approve 2016 Planning Commission Meeting Schedule**

After brief review of the proposed 2016 Planning Commission meeting dates, a motion was made by Mr. Watkins to approve the 2016 Planning Commission meeting dates as presented, seconded by Mr. Coleman. The motion and second was ratified by all present members stating "Aye".

## **Approved 2016 Planning Commission Monthly Meeting Dates**

- January 4, 2016
- February 1, 2016
- March 7, 2016
- April 4, 2016
- May 2, 2016
- June 6, 2016
- July 5, 2016 *(This is a Tuesday Meeting due to the 4<sup>th</sup> of July Holiday)*
- August 1, 2016
- September 6, 2016 *(This is a Tuesday Meeting due to the Labor Day Holiday)*
- October 3, 2016
- November 7, 2016
- December 5, 2016

*\*All meetings will be held at 6:00 p.m. in the General District Court Room unless otherwise noted.*

### **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**

#### **Rezoning RZ15-01, King & Queen County Economic Development Authority *(Public Hearing)***

Mr. Richardson opened the Public Hearing for RZ15-01, King & Queen County Economic Development Authority and asked Mrs. Sprouse to please present the request.

Mrs. Sprouse stated that the Planning and Zoning Department received an application on October 22, 2015 from George Longest, on behalf of the King & Queen County Economic Development Authority (EDA), requesting approval of a rezoning application. The applicant requests to rezone a 37.544 acre parcel, identified as County Tax Map Parcel No. 1623-165X-132 (In Part) from Agricultural (A) and Residential Single-Family (RS) to General Business 2 (GB 2). The King & Queen County Economic Development Authority (EDA) understands that before a business and/or structure is occupied, a level 3 site plan is required which includes approval from appropriate state agencies. She stated that this request is only for the rezoning of the 37.544 acre parcel and is not an approval of any use or site plan at this time.

Mrs. Sprouse stated that the subject rezoning property is located on State Route 33, Lewis B. Puller Mem. Hwy., in the Buena Vista Magisterial District, County Tax Map Parcel No. 1623-165X-132 (In Part). Other surrounding land uses include agricultural land, residential single-family homes and General Business zoning/use. She added that the property is a vacant parcel with standing timber.

She stated that rezoning request is consistent with the current County Comprehensive Plan, as the property is located within the Economic Development Corridor on Route 33 in the Mattaponi area. Mrs. Sprouse stated that the property was acquired in good faith. Setbacks, permitted uses, and other site plan requirements/conditions will be addressed prior to the operation of any business or industrial use and prior to any structures being constructed and/or occupied. Mrs. Sprouse said that it is staff's recommendation that the rezoning request be approved. She added that the owners must submit a level 3 site plan before the use of the property may take place.

Mr. Richardson asked if anyone in the audience would like to speak. Mr. Ed Miller, Economic Development Director, stated that he is present to answer any questions that the Commission may have. Mr. Watkins asked if the EDA has any plans for this property. Mr. Miller explained that at this immediate time, no, however when perspective businesses come to the EDA looking to locate in King & Queen, they don't have properties properly zoned of this size to show them. It is the EDA's plan to have multiple businesses to potentially locate on this parcel. Mr. Richardson asked how they decided on this parcel. Mr. Miller stated that the location near the Airport and it being a property of large size on the Rt. 33 Economic Development Corridor and the price was how they determined this is the property to seek. Mr. Richardson asked what the EDA paid for the property. Mr. Miller said between 220-225 thousand dollars. Mr. Burns asked about the wetlands on the property and if he knew how much of the property is unsalable by wetlands. Mrs. Sprouse stated that more details regarding the wetlands delineation will come at the site plan stage. She noted that it is possible to use this area as open space for the development of the site and/or for the outfall for stormwater measures. Mrs. Hudgins asked if the property will be timbered. Mr. Miller stated that is something the EDA is considering at this point so they are able to install the entrance into the site.

Hearing no further questions, Mr. Richardson stated that he would entertain a motion. A motion was made by Mr. Burns to accept rezoning request RZ15-01 to rezone to GB2, seconded by Mr. Watkins.

Voting For: Watkins, Richardson, Campbell, Morton, Guess, Burns, Hudgins, Dabney, Coleman  
Voting Against: None  
Abstain: None

### **Unfinished Business**

None

### **Staff's Comments**

Mrs. Sprouse stated that the Commission will soon receive a request for a new mining operation in King & Queen County located north of Todds Bridge Road in the St. Stephens Church voting district. She stated that the project is called Mt. Glenwood and DMME permit approval has been received as of November of 2013. She stated that additional revisions to the plans were needed and will be soon forthcoming in the next 2 months asking the Planning Commission to set a public hearing. Mr. Watkins asked if the adjoining property owners will receive notice. Mrs. Sprouse stated that it is state law that all adjoining property owners will be notified of the public hearing.

Mr. Burns asked about the FEMA Flood Map update. Mrs. Sprouse stated that her office has received the letter of determination from FEMA around the Thanksgiving holiday and that the next step for staff is to have the draft ordinance reviewed and approved by DCR for adoption to take effect spring of 2016.

Mr. Swartzwelder stated that the Board continues to do good things. He stated that the Mattaponi public fishing pier is complete, however they are waiting for Dominion Power to complete the parking lot lighting. He stated that the Board in collaboration with the volunteer fire departments has

obtained a grant and additional funding to obtain air packs. He stated that Mr. Coleman was instrumental in this project and could elaborate more as to why this is a good thing for the county. Mr. Coleman stated that air packs that most of the departments have are currently or will be soon outdated and are not the same among departments. The fire departments were able to come together and agree on a specific type so they can all have current and identical air packs, which is important when working together on scene. Mr. Coleman thanked the Board for their support of the project.

Mr. Swartzwelder stated that they are continuing to look at options to expand broadband in the county. He noted that Donna has applied for grant funding to assist with stormwater upgrades around the courthouse complex area to help with the drainage issues.

### **Commissioner's Comments**

Mrs. Hudgins wished everyone a Merry Christmas.

Mr. Watkins wished everyone a Merry Christmas and thanked Lawrence Simpkins for attending the meeting tonight and representing the St. Stephens Church district.

Mr. Campbell wished everyone a Merry Christmas and stated that he had heard on the radio that localities have placed a fracking ordinance on hold. Mr. Swartzwelder stated that DMME has submitted proposed regulations for fracking and he will keep the Commission informed if there are any changes by the General Assembly.

Mr. Guess wished everyone a Merry Christmas.

Mrs. Morton thanked Mr. Burns for his service on the Commission and understands that tonight is his last night on the Commission. She thanked him for his help on the Commission and noted that he will be missed.

Mr. Coleman stated that after paying taxes this week, he thanks the EDA and their efforts in trying to find business to help the citizens with the tax base.

Mr. Burns thanked the Planning Commission for his time on the Commission. He is looking for a replacement to serve in his seat and if anyone has any suggestions, to please contact him. He stated that serving on the Planning Commission has helped him learn a great deal and will help him in the future while serving on the Board. He wished everyone a Merry Christmas.

Mr. Richardson stated that on behalf of the Commission he thanks Mr. Burns for his service on the Planning Commission. He asked the Commission to be mindful of today's date and remember those that serve. He wished everyone a Merry Christmas and keep in mind the reason for the season and to enjoy their family time together.

### **Adjournment**

There being no further business, a motion was made by Mr. Watkins to adjourn the meeting, seconded by Mr. Guess. All those present ratified the motion by saying "Aye". The meeting was adjourned.

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Hunter Richardson, Chairman