

AGENDA
KING & QUEEN COUNTY PLANNING COMMISSION
TUESDAY, SEPTEMBER 2, 2025
6:00 P.M.
COURT ROOM

1. Call to Order
2. Roll Call/Determination of Quorum
3. Approval of Minutes
 - a. August 4, 2025 – Regular Monthly Meeting
 - b. August 18, 2025 – Workshop Meeting
4. Citizens Comment Period – Planning Related Issues Only *(other than items on the agenda)*
5. New Business
6. Old Business
 - a. Zoning Text Amendment ZA24-02 – Article 4, Table 4.1 *(returned from the Board of Supervisors for further review/discussion)*
Energy Generation Facilities & Computer Data Centers
 - b. Upcoming Zoning Text Amendments *(Discussion Item)*
7. Staff's Comments
 - a. Upcoming Application(s) *(if any)*
 - b. Other Comments/Updates *(if any)*
8. Commissioner's Comments
9. Meeting Schedule

The next meeting will be on **Monday, October 6, 2025** at 6:00 p.m. in the Court Room of the Courts & Administrative Building.
10. Adjournment

AGENDA: *Tuesday, September 2, 2025, PC Meeting*

ITEM #1:

Chairman calls the September 2, 2025, Planning Commission meeting to order.

Note: In the absence of the Chairman, the Vice-chair will lead the meeting. In the absence of both the Chairman and Vice-chair, the Secretary will call the meeting to order.

AGENDA: *Tuesday, September 2, 2025, PC Meeting*

ITEM #2:

Chairman asks the Secretary to call the roll to determine if there is a Quorum.

AGENDA: *Tuesday, September 2, 2025, PC Meeting*

ITEM #3:

Approval of Minutes:

Chairman will ask for a motion and a second to accept or not accept the August 4, 2025, minutes as presented.

Note: If you did not attend the meeting, when taking a roll call vote, you abstain.

If you have any corrections or additions, this is the time to note such and include in your motion.

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Chairman will ask for a motion and a second to accept or not accept the August 18, 2025, minutes as presented.

Note: If you did not attend the meeting, when taking a roll call vote, you abstain.

If you have any corrections or additions, this is the time to note such and include in your motion.

**King & Queen County
Planning Commission Minutes
August 4, 2025**

The King & Queen County Planning Commission met on Monday, August 4, 2025, 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:

Mac Bradley	Edmond Wilson, Jr.
Robert Coleman, Jr.	Michael Fleming
Hunter Richardson	Jonathan Massey
Stephen Hendrickson	Comer Jackson
David Campbell	Barry Allen

Also in Attendance:

Vivan Seay, County Administrator/County Attorney
Donna Elliott Sprouse, Director of Community Development
Kelly Evko, Economic Development Director

Call to Order

Chairman, Mr. Richardson, called the meeting to order.

Roll Call/Determination of Quorum

Mr. Jackson took roll call and determined that a quorum was present.

**Approval of Minutes
May 5, 2025**

After review of the May 5, 2025 minutes, Mr. Coleman noted that he found a few small corrections for the minutes. He noted that on page two, under citizen comment period, in the last two sentences of Mr. Cinq Mars comments, "is" should be "it" and electronic is spelled wrong. Mr. Coleman made a motion to accept the minutes as amended, seconded by Mr. Bradley.

Voting For: Wilson, Coleman, Richardson, Fleming, Bradley, Massey, Jackson,
Hendrickson
Voting Against: None
Abstain: Allen and Campbell

Citizens Comment Period

Mr. Richardson opened the floor for citizens comment period. Hearing none, citizen comment period was closed.

New Business

A. Upcoming Zoning Text Amendments (*Discussion item*)

Mrs. Sprouse informed the Commission that she and Ms. Seay were both working on updating the entire zoning ordinance. She reminded the Commission that it had been more than 10 years since the last “overhaul” had been completed. Mrs. Sprouse noted that each year there is new legislation and requirements passed, and often it effects zoning requirements. She noted that when the draft text becomes available, they may receive the full draft at once, however she suggests reviewing the document in segments, article by article.

Mrs. Sprouse noted that she had handed out to the Commission members, a copy of the Key Bills for Planners presented by APA (American Planning Association). She noted that it was their Virginia Legislative Program Final Report for the 2025 General Assembly. She added that those listed are those that passed. Mrs. Sprouse wanted the Commission to have an understanding of just how many regulations/laws are passed each year that effects what we do as planners. The document also sheds light on what the key issues or topics were that session. Keeping in mind that this document were laws that had passed, not all that were presented during this session. This is an example of why we should continue to update and monitor our ordinances so that we remain compliant and current.

Old Business

A. Zoning Text Amendment ZA24-02 – Article 4, Table 4.1 (*returned from the Board of Supervisors for further review/discussion*)

Ms. Seay brought forth questions that the Board of Supervisors raised regarding Zoning Text Amendment ZA24-02. Commission members had an open discussion on the questions presented by the Board of Supervisors. Members of the Planning Commission also raised some new questions about data centers and solar farms. Ms. Seay went through an exercise of listing concerns of the Planning Commission and classifying them into categories. The categories identified potential avenues that the Planning Commission can utilize to help address their concerns. After some in-depth discussions, the commission asked staff to continue to conduct research into the questions posed by Board of Supervisors and the Planning Commission. It was the consensus of the Planning Commission to hold another meeting in two weeks to further discuss the topic at hand. The Commission agreed to hold their next meeting on August 18th, 2025 at 6p.m. to review any new information that is brought forth and work towards a detailed response for the Board of Supervisors.

Staff's Comments

Mrs. Sprouse informed the Commission that the Cauthornville Solar proposal was withdrawn. She reminded the Commission that this was a utility solar proposal in the Newtown District off of Indian Neck Road.

Mrs. Sprouse also noted that her office has not yet received any other application for solar development, though there was a community meeting held in the Plain View area by a potential developer.

Commissioner's Comments

Mr. Campbell commented that instead of putting band aids on this situation or to keep kicking the can down the road, the County needs to come to some solid agreement on what needs to be done (on the current subject).

Mr. Richardson noted that he tries to do his best to the run the meeting and make sure that they go slow enough with enough time for deliberation. However, there might be a time when Commissioner's may go home and reflect on what one said, what they didn't say or even maybe how one voted. He further noted that if there is ever a time when they find that they stumble across new information or thought that maybe the commission moved to fast or maybe they need to reconsider a decision, that they always have the opportunity in their regular schedule meeting to do just that. The commission can discuss it, rehash it if it is bothering someone. Also, if there is a subject they haven't discussed and all of a sudden there is an urgency for the commission to meet, to call him. Mr. Richardson further stated that he believed that their bylaws allow for, provided that at least three members are in agreement, them to call a meeting. He would call the County Administrator, and she will go through the protocols and we can come together. He wanted to share this information with all Commissioners so that they all can do the best job that they can with the information they have before them. Mr. Richardson noted that they are not all perfect and he knows that he goes home and reflects on things, but he wants to make sure everybody else was comfortable and felt the same way.

Adjournment

Mr. Richardson noted that the next meeting is set for Monday, August 18, 2025, at 6 p.m. to further discuss solar and data centers. The next monthly scheduled meeting is set for Tuesday, September 2, 2025 at 6 p.m.

There being no further business, motion was made by Mr. Coleman to adjourn. The motion was ratified by all present members stating "Aye".

Hunter Richardson, Chairman

**King & Queen County
Planning Commission Minutes
August 18, 2025**

The King & Queen County Planning Commission met on Monday, August 18, 2025, at 6:00 p.m. in the King & Queen County Courts and Administrations Building in the 2nd floor conference room for a special called workshop.

Planning Commission Members Present:

Mac Bradley	Edmond Wilson, Jr.
Robert Coleman, Jr.	Michael Fleming
Hunter Richardson	Comer Jackson
David Campbell	Barry Allen

Also in Attendance:

Vivan Seay, County Administrator/County Attorney
Donna Elliott Sprouse, Director of Community Development
Mark Berry, Stevensville Board of Supervisor

Call to Order

Chairman, Mr. Richardson, called the meeting to order.

Roll Call/Determination of Quorum

Mr. Jackson took roll call and determined that a quorum was present.

Zoning Text Amendment ZA24-02 – Article 4, Table 4.1 *(returned from the Board of Supervisors for further review/discussion/continued from the August 4th meeting)*

Ms. Seay brought forth a draft memorandum with background information and questions regarding data centers and utility solar as a result of the resolution prepared by the Board of Supervisors for the Planning Commission. Commission members continued their discussion from their August 4th meeting. It was the consensus of the present Planning Commission members that their initial recommendation, to allow for data centers and utility solar facilities in the Agricultural (A) zoning district by approved conditional use permit, would likely stand as their recommendation to the Board.

Adjournment

Mr. Richardson noted that the next meeting is set for Tuesday, September 2, 2025, at 6 p.m.

There being no further business, motion was made by Mr. Coleman to adjourn. The motion was ratified by all present members stating "Aye".

Hunter Richardson, Chairman

AGENDA: *Tuesday, September 2, 2025, PC Meeting*

ITEM #4:

Citizen Comment Period:

Before opening the floor, advise the public that this is an opportunity to come before the Commission with comments that are not pertaining to the action items listed on the agenda.

Open the floor for citizen comment, ask that citizens state their name, address, the voting district in which they reside. If there's a full agenda, consider asking that they try to limit their time to 3-5 minutes so that everyone has an opportunity to speak.

After hearing all comments or if there are no comments, close citizen comment period.

AGENDA: Tuesday, September 2, 2025, *PC Meeting*

ITEM #5:

New Business:

None

AGENDA: *Tuesday, September 2, 2025, PC Meeting*

ITEM #6:

Old Business:

A. **Zoning Text Amendment ZA24-02 – Article 4, Table 4.1**

Chair will ask staff to review the request from the Board of Supervisors.

B. **Upcoming Zoning Text Amendments (*discussion/update*)**

MEMORANDUM

FROM: King and Queen County Planning Commission
TO: King and Queen County Board of Supervisors
DATE: TBD
SUBJECT: Zoning Ordinance Text Amendment 24-02
Data Centers and Solar Facilities

I. **Background**

King and Queen County Zoning Ordinance text amendment 24-02 was initiated by County staff for the purpose of amending the table of uses, Table 4.1, to allow data centers and utility scale solar facilities as conditional uses in the Agricultural zoning District. Currently, data centers, called "computer and data processing center and services," are permitted (by right) uses in the General Business 1 and General Business 2 zoning districts. Utility scale solar facilities, labeled as "energy generation facility (by natural resources only)," are allowed as conditional uses only in the Industrial zoning district.

Zoning districts, other than Residential Single-family (RS), Rural Residential (RR), and Residential General (RG), in King and Queen County, and their respective purposes are:

*Purposes of the **agricultural (A) district.*** This district is designed to protect existing farms, forests, conservation areas and other types of rural uses; to encourage future development only when it promotes the preservation of the rural qualities of the county; and to provide for supportive commercial uses, along with necessary community facilities. The use restrictions and other regulations within the district are intended to reflect the importance of agriculture and forestry to the character and economy of the county and to discourage development of other uses, except where they promote the preservation of the rural qualities of the

county. Residential uses are permitted primarily: to accommodate farm families and workers; to provide opportunities for a limited number of independent home sites, while avoiding pressures for major residential subdivisions and strip development along highways.

*Purposes of the **limited business (LB)** district.* The purpose of the limited business "LB" district is to provide for small businesses that will serve nearby residential districts. The character of development should be compatible with residential surroundings. Traffic and parking congestion should be held to a minimum to protect the public safety while preserving neighborhood character and property values in the surrounding residential districts. This district may serve as a buffer between more intensive commercial development and residential or agricultural uses. The intent of the Limited Business district is to encourage the orderly development of administrative, non-retail businesses, and professional offices and supporting uses. Its secondary function is to serve as a transitional district between intensely developed business areas and less developed areas, particularly within the county's primary highway corridors. It is the expressed purpose of this district to foster campus like or business park development which displays features such as shared access, consistent architectural themes, and perimeter and interior landscaping.

*Purposes of the **general business 1 (GB-1)** district.* The purpose of the "GB-1" district is to provide for the establishment of: (i) Low intensity retail and service businesses along major highways in order to provide day-to-day convenience shopping and service to the residents of the county; (ii) convenience stores, general stores and other appropriate retail/service establishments within village centers and in significant intersections of major roads at intervals within the county.

*Purposes of the **general business 2 (GB-2)** district.* The purpose of the "GB-2" district is to encourage a wide variety of retail, service, and general business uses within concentrated areas at or near intersections along major thoroughfares in order to facilitate direct and convenient access to shopping and services by county residents and the motoring public. The "GB-2" district is intended to accommodate the primary business areas of the county, to promote orderly growth of commercial activities. The regulations of the district are intended to enable maximum flexibility of uses and development of business sites, while affording reasonable protection for adjacent residential and agricultural areas from potential adverse effects of the more intensive business uses.

*Purposes of the **light industrial (LI) district.*** The purpose of the "LI" district is to provide appropriate locations for manufacturing uses, as well as related service and support uses, which involve minimal hazards and do not create significant amounts of smoke, noise, odor, dust or other potential public nuisance and which afford employment opportunities and economic development potential. The "LI" district may be located on primary highways within "Economic Development Corridors" established in the Comprehensive Plan to facilitate needed access. The permitted uses and yard, screening, buffering and separation requirements are intended to ensure compatibility with neighboring uses and to avoid negative influences on future agricultural, residential and business development in the county.

*Purposes of the **industrial (I) district.*** The purpose of the "I" district is to provide an area for heavy commercial and industrial uses which may create some nuisance such as smoke, noise, odor, dust or other potential public nuisance, and which are not compatible with residential uses.

In addition to the established zoning districts, the Zoning Ordinance also establishes a special **economic development and transportation corridor overlay-zoning district**. The purpose of that district is "to provide for concentrated commercial development in economic development hubs at St. Stephens Church, Shacklefords, Shacklefords Fork, Mattaponi/Airport Road and York River Road within the economic development and transportation corridor overlay district as outlined in the comprehensive plan. It is also the intent of the district to discourage commercial development and preserve the rural residential and agricultural character of the county outside the district except in conformity with the comprehensive plan."¹

II. Uses in the Zoning Ordinance

The inclusion of a use in a zoning ordinance is not an endorsement of that use. Many uses included in the King and Queen County Zoning Ordinance likely would be met with strong resistance should an applicant wish to establish the use. However, given the general right of property owners to use their properties, responsible ordinance drafting ensures that a multitude of uses that owners may wish to make of their lands are included and ensure that similar uses are treated similarly. The role of the zoning map is to regulate the

¹ Zoning Ordinance Sec. 3-400.

placement of uses in the County. The role of the zoning ordinance is to provide for desired development limitations, regulations, restrictions, and potential development conditions.

The zoning map shows the zoning district designation of each parcel in the locality. In King and Queen County, there are approximately 7,600 separate parcels of real property, each being assigned one of the following designations²:

Agricultural	A
Residential, rural	R-R
Residential, single-family	R-S
Residential, general	R-G
Limited business	LB
General business 1	GB-1
General business 2	GB-2
Light industrial	LI
Industrial	I

Good land use planning establishes the zoning of a parcel taking into account many factors, including, but perhaps not limited to:

- The current use of the property,
- The surrounding area and surrounding existing uses,
- The highest and best use of the property and/or the area,
- The proximity to infrastructure such as major roadways, energy, water, internet, and other development needs
- The desired growth of the area, and
- Other goals and objectives of the County.

It is not good land use planning to rezone parcels solely to accommodate a desired use when the rezoning is inconsistent with the area. Once the zoning map is established, the zoning ordinance then sets forth the uses allowed in each zoning district as well as the rules that apply to those uses. Uses may be by right, also called permitted uses, or uses may be conditional, which require the approval of a conditional use permit (CUP).

By right, or permitted, uses typically are those that are obvious, appropriate for the area, and require few regulations or limitations. Permitted uses are allowed

² There are a few parcels still zoned GB, the predecessor district to GB1 and GB2. Parcels zoned GB are subject to the regulations of both GB1 and GB2, or the less restrictive when there is conflict in the provisions.

with only those restrictions set forth in the zoning ordinance – like setback or road frontage requirements, for example – which restrictions apply to all such uses. The restrictions are set for the use and the district and do not vary by parcel or project.

Conditional uses generally are those appropriate for the area but for which the locality wishes to retain control over the development. Unlike permitted uses, conditional uses are subject to conditions that will be tailored for the specific property and development. This oversight is useful for the locality because the conditions can be designed to address concerns unique to the property or the project, or both, such as:

- protecting adjoining landowners,
- protecting natural resources,
- limiting traffic,
- limiting the duration of the use, and
- limiting the scope of the development.

It is important to note that when an application for a conditional use is received by a locality and conditions have been drafted by staff and agreed to by the applicant, the locality governing body still has the ability to deny the conditional use permit. **It is always within the purview of the locality to determine what reasonably is in the interest of the health, safety, morals, and general welfare of its jurisdiction and citizens.**

III. Use Regulation Generally

Approximately 220 uses are identified in the King and Queen County Zoning Ordinance. The zoning regulations for two of those uses – data centers and solar facilities – need further consideration as those uses grow across the Commonwealth. While many concerns are on the minds of citizens, there is a limited number of means by which uses in the County can be regulated. The Planning Commission considered the following regulatory **mechanisms**:

- A. Comprehensive Plan
 - Not binding
 - Can be used to plan but not regulate
 - Approval authority rests solely with the Board of Supervisors
 - No enforcement applies

- B. Zoning Districts
 - Used to establish locations in the County for like uses

- Used to regulate like uses, and all such uses are subject to the same regulations
 - Regulations govern development issues like setbacks, road frontage, minimum lot sizes, and height restrictions
 - Approval authority rests solely with the Board of Supervisors
 - Code enforcement applies (civil or criminal)
- C. Zoning Overlay Districts
- Used for specialized types of uses that may be appropriate in specific areas of the locality
 - Typically apply to only a few types of uses, making these districts more specialized and narrower in scope than the underlying zoning district(s)
 - Regulations govern development issues like setbacks, road frontage, minimum lot sizes, and height restrictions
 - District regulations apply equally to all uses in the identified category
 - Approval authority rests solely with the Board of Supervisors
 - Code enforcement applies (civil or criminal)
- D. Conditional Use Permits
- May be used for any type of use unless prohibited by the Virginia Code
 - The conditions may govern any number of development matters and may be fashioned for the specific project
 - May be used to address issues otherwise not subject to regulation
 - Approval authority rests solely with the Board of Supervisors
 - Code enforcement applies (civil or criminal)
- E. Siting Agreements
- Authorized only for solar facilities
 - May be used to address issues otherwise not subject to regulation
 - Requires the approval of both the applicant and the Board of Supervisors
 - Only civil enforcement applies (contract claims)
- F. Site Plans
- Purpose is to illustrate compliance with zoning ordinance requirements
 - Not a mechanism to establish new or additional requirements
 - Code enforcement applies

Having considered the available options, the Planning Commission determined the County's regulatory authority is strongest with zoning districts, zoning overlay districts, and conditional use permits.

IV. Questions Asked and Answered – Data Centers

- A. In what zoning district(s) should data centers be allowed and why?
1. Data centers already appear in the Zoning Ordinance as a use.
 2. Responsible ordinance drafting dictates that many uses be included, regardless of how desirable or advisable.
 3. Data centers are appropriate for industrial zoning districts.
Agree/disagree? with a CUP
 4. Data centers are appropriate for the Agricultural zoning district.
Agree/disagree? with a CUP
 5. Data centers are appropriate for LB, GB1, and GB2 (including old GB) zoning districts. Agree/disagree? with a CUP
 6. Data centers are appropriate for the development corridors but not near residences. Agree/Disagree? with a CUP
 7. Data centers are appropriate for outlying areas because there is little traffic and there is space for significant setbacks and buffering to address noise concerns. Agree/Disagree? with a CUP
 8. Data centers are appropriate for residential zoning districts?
Agree/Disagree?
- B. What matters should be regulated for data centers and how?
1. Location
 - a. Which zoning district(s)? See above.
 - b. Establish a zoning overlay district? No.
 2. Noise
 - a. Establish in Zoning Ordinance or rely on CUP? CUP
 - b. If in Zoning Ordinance, must reconcile with noise ordinance.
 3. Setbacks
 - a. Zoning Ordinance and CUP
 - b. Review or tailor with CUP? CUP
 4. Lighting
 - a. Zoning Ordinance and CUP
 - b. Review or tailor with CUP? CUP
 5. Traffic
 - a. How much is too much? CUP to include a Construction Traffic Management Plan

6. Water Usage
 - a. How much is too much? **????**
7. Development Materials
 - a. What objectives?
 - b. What constraints? **CUP**
8. Soil Testing
 - a. Scope and frequency? **N/A**
 - b. For what purpose?
9. Water Testing
 - a. Scope and frequency?
 - b. For what purpose? **CUP as applicable relating to discharged water. (turbidity, purity)**

C. What are the long-term impacts of data center development on local streams, rivers, and the Chesapeake Bay given current restrictions on introducing impervious materials in the RPA?

No development in the RPA except by exception and by DEQ requirement for discharge. Otherwise, impacts are similar to other development. Manage with CUP.

D. What harm is caused to the soil over time as a result of data center development?

Not unlike other development.

E. Do data centers contribute to heating the environment thereby creating other issues?

Not aware of a causal relationship but encourage use of treed buffers - CUP.

F. What noise is associated with data centers and how far outward does any noise project?

Encourage the use of significant setbacks and buffers/baffles/mufflers - CUP.

G. What water needs are associated with data center projects?

Require the use of technology that utilizes minimal water resources - CUP.

V. Questions Asked and Answered – Solar Facilities

- I. In what zoning district(s) should solar facilities be allowed and why?
1. Solar facilities already appear in the Zoning Ordinance as a use.
 2. Responsible ordinance drafting dictates that many uses be included, regardless of how desirable or advisable.
 3. Solar facilities are appropriate for the development corridors.
Agree/disagree? **CUP**
 4. Solar facilities are appropriate for industrial districts. **Agree/disagree?**
CUP
 5. Solar facilities are appropriate for the Agricultural zoning district.
Agree/disagree? **CUP**
 6. Solar facilities are appropriate for residential zoning districts.
Agree/disagree?
 7. Solar facilities are appropriate for LB, GB1, and GB2 zoning districts.
Agree/disagree?
- II. What matters should be regulated for solar facilities and how?
1. Location
 - a. Which zoning district(s)?
 - b. Establish a zoning overlay district? **NO**
 2. Noise
 - a. Establish in Zoning Ordinance or rely on CUP? **CUP**
 - b. If in Zoning Ordinance, must reconcile with noise ordinance.
 3. Setbacks
 - a. Zoning Ordinance and CUP
 - b. Review or tailor with CUP? **CUP**
 4. Traffic
 - a. How much is too much? **CUP**
 5. Development Materials
 - a. What objectives?
 - b. What constraints? **CUP**
 6. Soil Testing
 - a. Scope and frequency?
 - b. For what purpose? **CUP for contamination**
 7. Water Testing
 - a. Scope and frequency?
 - b. For what purpose? **CUP for turbidity**

- III. What are the long-term impacts of solar facility development on local streams, rivers, and the Chesapeake Bay given current restrictions on introducing impervious materials in the RPA?

- IV. What harm is caused to the soil over time as a result of solar facility development?

- V. Do solar facilities contribute to heating the environment thereby creating other issues?

- VI. What noise is associated with solar facilities and how far outward does any noise project?

- VII. What water needs are associated with solar facility center projects?

Regulating Development Areas of Concern

	Comprehensive Plan	Zoning District	Zoning Overlay District	Conditional Use Permit	Siting Agreement (limited to solar facilities)	Site Plan
Location		X	X			
Noise		X	X	X	X	
Setbacks		X	X	X	X	
Lighting		X	X	X	X	
Traffic				X	X	
Water Usage				X	X	
Development Materials				X	X	
Soil Testing				X	X	
Water Testing				X	X	

AGENDA: *Tuesday, September 2, 2025, PC Meeting*

ITEM #7:

Staff's Comments:

A. Upcoming Applications (if any)

B. Other Comments/Updates (if any)

AGENDA: *Tuesday, September 2, 2025, PC Meeting*

ITEM #8:

Commissioner's Comments:

Planning Commission will provide comments, if any, other than items already discussed during the meeting/public hearing.

AGENDA: *Tuesday, September 2, 2025, PC Meeting*

ITEM #9 & #10:

Meeting Schedule/Adjournment:

The next Planning Commission meeting is scheduled for Monday, October 6, 2025, at 6:00 p.m.

Ask the Commission for a motion to adjourn the meeting.

Ask is there a second.

All in favor say “Aye”

Note that meetings may be cancelled due to lack of agenda items or for other reasons as noted in the Planning Commission By-Laws.