

THE KING GEORGE COUNTY PLANNING COMMISSION
October 12, 2021

The regular meeting of the King George County Planning Commission (KGPC) was called to order at 7:00 PM by Chairman Kristofer Parker in the Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George County Virginia 22485.¹

Staff Present: Louis Pancotti, Senior Planner
Sierra Harvey, Senior Certified Permit Technician
Jaci Fish, Recording Secretary

Members Present: Chairman, Kristofer Parker
Vice Chairman, Ross Devries
Josh Colwell
Gary Kendrick
Walter Moss
Kevin Myers
Donald Watkins Jr.
Jason Williams

Members Not Present: Joseph DaCorta
Joseph Gaborow

Quorum:

Chairman Parker called the meeting to order at 7:00 PM and noted there was a quorum. Chairman Parker invoked the rules and procedures previously adopted by the KGPC and the King George County Board of Supervisors (KGCBS) allowing for electronic participation by some members, with a quorum physical present. Chairman Parker stated there were no KGPC Board Member remotely participating. Chairman Parker directed the Recording Secretary to include this statement to be memorialized in the meeting minutes. Following the pledge of allegiance, Mr. Williams led an invocation.

Public Comment: Chairman Parker opened the floor for the public forum. Chairman Parker called for the public to comment and stated if anyone in the public wishes to address the Commission please come forward and state your name. Please limit comments to three (3) minutes to afford everyone an opportunity to speak.

- No public comment noted.
- Chairman Parker inquired if there were any participants online for Public Comment. Ms. Sierra Harvey, Senior Certified Permit Technician, with King George County Department of Community Development (KGCD) stated there were no participants online for Public Comment.

Chairman Parker closed the floor for Public Comment.

Approval of Minutes:

Approval of King George County Planning Commission meeting minutes included: September 14, 2021 and September 15, 2021.

a. September 14, 2021:

¹ October 12, 2021 KGPC Agenda and Documents can be reviewed via Internet, on the King George County Government Webpage, retrieved at: www.kinggeorgecountyva.gov/AgendaCenter/Planning-Commission-5
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- After review, Chairman Parker called for a motion. A motion from Vice Chairman Devries to approve the September 14, 2021 KGCPC meeting minutes was made, seconded by Mr. Moss, and carried by a vote of 5-0-3. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Devries, Aye; Mr. Colwell, Abstain; Mr. Kendrick, Abstain; Mr. Moss, Aye; Mr. Myers, Aye, Mr. Watkins, Aye, and Mr. Williams, Abstain.

b. September 15, 2021:

- After review, Chairman Parker called for a motion. A motion from Vice Chairman Devries to approve the September 15, 2021 KGCPC meeting minutes was made, seconded by Mr. Myers, and carried by a vote of 6-0-2. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Devries, Aye; Mr. Colwell, Abstain; Mr. Kendrick, Aye; Mr. Moss, Aye; Mr. Myers, Aye, Mr. Watkins, Aye, and Mr. Williams, Abstain.

Report of the Community Planning Liaison Officer (CPLO), Naval Support Activity South Potomac, Dahlgren: Mr. Thomas Hastings, CPLO stated there was no news to report.

Plan Review: None

Public Hearings: Case Number 21-09-Z02: Amendment to the King George County Zoning Ordinance to comply with the National Flood Insurance Program regulations by updating the date of the Flood Insurance Rate Map. Amendment to Section 9.19.

- Mr. Louis Pancotti, Senior Planner with KGCD CD presented.
- Mr. Pancotti reviewed Summary of Information, stating Article 9, Floodplain Management Overlay District, establishes the regulations that are intended to prevent the loss of life and property, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base. Section 9.19(a), Basis of Districts, applies these regulations to the areas based on the Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) which are both prepared by the Federal Emergency Management Agency (FEMA). A new map will go into effect on December 2, 2021. A text amendment is needed to replace the old map date of February 18, 2015, to December 2, 2021, in order to comply with the requirements, set by National Flood Insurance program.
- Mr. Pancotti stated KGCD CD Staff recommends the KGCPC forward Case Number 21-09-Z02: Amendment to the King George County Zoning Ordinance to comply with the National Flood Insurance Program regulations by updating the date of the Flood Insurance Rate Map Amendment to Section 9.19. to the KGCBOS with a recommendation of approval.

Chairman Parker opened the floor for Public Comment.

- No Public Comment and No On-Line Public Comment noted.

Chairman Parker closed the floor for Public Comment.

Chairman Parker opened the floor for KGCPC comments and questions.

- Vice Chairman Devries inquired if the FIRM and FIS has been released to KGCD CD.
 - Mr. Pancotti stated KGCD CD has the FIRM and FIS but it has not gone into full affect. The notification period just ended and there were no objections.
 - Vice Chairman Devries inquired how does the information get to KGC GIS.
 - Mr. Pancotti stated the data will be provided to KGCD CD, GIS Department.
- Chairman Parker inquired how many property owners are impacted.
 - Mr. Pancotti stated around 20-30 properties will be impacted.

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- Mr. Pancotti will reach out to the KGC GIS department to determine what specific properties will be affected and provide the information to KGCPC.
 - Chairman Parker would like to know which properties are affected via a KGC GIS map.
- Vice Chairman Devries inquired if there is any link between the RPA Wetlands and Floodplains on the KGC GIS map.
 - Mr. Pancotti stated yes, the floodplain is typically within the RPA. There are some instances when this does not happen. The floodplain is usually in the RPA already.
 - Vice Chairman Devries inquired, if the new floodplain data set will be compared to the Wetlands RPA data set. Specifically, to see if the RPAs and Floodplain need to be expanded.
 - Mr. Pancotti stated typically, RPAs are expanded or changed from a professional Wetlands delineation.
 - Vice Chairman Devries inquired, what is the source of an RPAs, prior to them refined by a Wetlands study.
 - Mr. Pancotti stated typically the GIS is used as a tool, as a buffer. If something does not look like an RPA, it would be inspected by Staff or a Wetlands delineation would be recommended.
 - Vice Chairman Devries stated it sounds like there is not going to be a Wetlands delineation.
 - Mr. Pancotti stated professionally, not at this time.
 - Mr. Myers stated there are numerous floodplains which are not included in the RPAs, e.g., upstream, creeks, etc...that may flood, but are not included.
 - Vice Chairman Devries stated the original source for the RPAs were wetland overlays from U.S. Fish and Wildlife Service.
 - Mr. Pancotti stated Vice Chairman Devries was correct, information was obtained from the National Wetlands Inventory (NWI).
- Mr. Colwell inquired if there were any existing permits (under review or approved) impacted by the changes in maps.
 - Mr. Pancotti stated he did not know the exact data on the question, however, there are 20-30 structures affected.
- Chairman Parker inquired if the 20-30 property owners were notified.
 - Mr. Pancotti stated the property owners were notified.
 - Mr. Myers stated if they are an affected property owner, they will have the ability to buy flood insurance through the government. If the home is financed, the property owner will be forced to obtain flood insurance. If the property is not financed, then it is up to the property owner to make the flood insurance determination.
 - Vice Chairman Devries stated the property owner could also request for an amendment to the map.

After discussion and review, Chairman Parker called for a motion. A motion from Mr. Myers to forward Case Number 21-09-Z02: Amendment to the King George County Zoning Ordinance to comply with the National Flood Insurance Program regulations by updating the date of the Flood Insurance Rate Map. Amendment to Section 9.19. to the KGCBOS with a recommendation of approval was made, seconded by Mr. Williams, and carried by a vote of 8-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Devries, Aye; Mr. Colwell, Aye; Mr. Kendrick, Aye; Mr. Moss, Aye; Mr. Myers, Aye, Mr. Watkins, Aye, and Mr. Williams, Aye.

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Old Business: None

New Business: None

Director's Report: Mr. Louis Pancotti Senior Planner with KGCD CD reviewed the KGCD CD October 2021 Directors Report with the KGCD CD Board Members.

- Mr. Pancotti stated Case Number 21-02-E01: Special Exception Permit request made by Telecom Capital Group on behalf of Ronnie V. Posey, owner, for a Telecommunication Facility consisting of a 195-foot monopole plus a 4-foot lightning rod and 60-foot by 60-foot equipment compound. Access off Hobson Lane (State Route 659). Parcel owned by Ronnie V. Posey, Tax Map 16 Parcel 21, 18.4 acres zoned A-2 (Rural Agricultural District) will be heard by the KGCD BOS on October 19, 2021.
- Mr. Pancotti stated Case Number: 21-07-SE01: Request for an Exception from the requirements of Article 4, Access Standards, per 9.1 of the King George County Subdivision Ordinance made by David A. Norford, owner of Tax Map 5 Parcel 9 was heard and denied by the KGCD BOS on October 05, 2021.
- Mr. Pancotti stated there will be two Subdivision Ordinances Public Workshops: one workshop will be held at the UMW Campus in Dahlgren, VA (October 20, 2021) and the second workshop will be held in King George at the L.E. Smoot Memorial Library (October 26, 2021). Both workshops will be held at 6:00PM. Public workshops are identical and the public can choose either public workshop to attend. Workshops will focus on general ideas to include specific thoughts.
 - Mr. Williams inquired how is KGCD CD advertising the public workshop events.
 - Mr. Pancotti stated by internet e.g., social media; flyers; in person at KGCD CD & on the KGCD CD website; and through KGC Parks and Recreation.
 - Chairman Parker inquired if there were modifications to the stakeholder(s) list.
 - Mr. Pancotti stated there were several modifications to the stakeholder(s) list and appropriate notification has been mailed to the specific stakeholders.

Other Business: None

Adjournment:

Having completed their agenda, Chairman Parker called for a motion to adjourn. Vice Chairman Devries motioned to adjourn, seconded by Mr. Colwell, and carried by a unanimous vote of 8-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Devries, Aye; Mr. Colwell, Aye; Mr. Kendrick, Aye; Mr. Moss, Aye; Mr. Myers, Aye; Mr. Watkins, Aye, and Mr. Williams, Aye. The King George County Planning Commission adjourned their meeting at 7:24 PM.

Chairman Parker stated the October 12, 2021 KGCD CD meeting is hereby adjourned to the next regularly scheduled meeting on November 09, 2021 at 7:00 PM. That meeting may be held by electronic means and remote participation only and may be closed to the public being physically present. All Citizens are encouraged to participate in advance or during the meeting by electronic means as provided by the county.