

PLANNING COMMISSION
April 8, 2008

The regular meeting of King George Planning Board was called to order at 7:00 p.m. by Chairman Josh Colwell in the Board room of the Revercomb Building, located at 10459 Courthouse Drive, King George, and Virginia 22485.

STAFF PRESENT: Jack Green, Director of Community Development
Tina Cox, Permit Technician

MEMBERS PRESENT: Josh Colwell, Chairman
Stephen T. Eckel, Vice- Chairman
Dave Kitterman
Jessica Herrink
William Robie
Kelly Strauss
Karla Frank
Gary Kendrick
William Eschmann

MEMBERS ABSENT: Thomas Poland

Quorum:

Chairman Josh Colwell called the meeting to order at 7:00 p.m. and noted there was a quorum present. Gary Kendrick led the Pledge of Allegiance and Stephen Eckel provided Invocation.

Approval of Minutes:

Chairman Colwell called for a review by the Commission members of the minutes of their last meeting held on March 11, 2008.

Page one: to correct the spelling of Mr. Robie's name, from 'Robey' through out the minutes.

Page two: Paragraph 7 should read 'Mr. Colwell questioned the necessity of the inter parcel constraints.'

There were no changes made to pages three and four.

On motion made by Stephen Eckel, seconded by Kelly Strauss and carried by a vote of 8-0-1, each member voting as follows: Chairman Colwell, Aye; Vice Chairman Eckel, Aye; William Eschmann, Aye; Jessica Herrink, Gary Kendrick, Aye; Dave Kitterman, Aye; William Robie, Aye; Kelly Strauss, Aye; the King George Planning Board approved the minutes of their regular meeting on January 8, 2008 as modified. Karla Frank abstained.

Public Hearings:

There were no public hearings for this Planning Commission meeting.

Plan Review:

There was no Plan Review for this Planning Commission meeting.

Old Business:

Rezoning Application Case Number: 06-12-Z06.

A request by Silver Honaker Development Company, LLC to rezone, with proffers, 145 acres known as Tax Map 33, Parcel 88, from Limited Agriculture (A-1) to Retail Trade District (C-2).

Mr. Green advised the Commission that there are new proffer statements attached to the application from the Silver Honaker Company. There are also memos from David Moody, King George Fire and Rescue Chief, stating an increase demand in the level of fire and life safety protection that they (the fire and rescue departments) will need to add to their equipment inventory. Also, a memo is attached from Theresa O'Quinn, Director of Economic Development, with feedback from the King George County Economic Development Authority. KGCEDA met with representatives of the Silver Honaker Company on March 13, 2008. Mr. Green advised that Chris Hornung, Vice-President of Planning and Engineering, Silver Honaker Co., was present to answer any questions.

Chris Thomas, General Manager of King George Service Authority, advised that the water and sewer lines from this new development will be routed to the Hopyard Plant.

Kelly Strauss asked Chris Hornung (Silver Company) about the current power lines on the property, if they would stay as is or would they be buried? Mr. Hornung advised of the costs to bury the power lines and most likely they would stay as is. Kelly Strauss asked just how many jobs this development would bring the county. Mr. Hornung advised about 500 jobs.

Dave Kitterman stated that the Silver Co. request states that only 25 percent of the property would not be developed and untouched, but according the picture that there is much more than 25 percent undeveloped. Mr. Hornung advised that in the dark green areas of the picture would be left alone and not developed, but in the lighter green areas, there is potential for development of other stores, buildings, or even a ball field. But, because of the layout of the land that some of it will just be topsoil and you cannot build on topsoil.

Dave Kitterman asked about the bike trails mentioned in the proffer statement. Mr. Hornung advised that the sidewalks that are to go into the new development will be much larger and wider than normal sidewalks, so that bikes may also be ridden on them and for multi use.

Kelly Strauss asked if all the buildings will be painted a similar color or have the same color scheme. Mr. Honrung advised that yes there will be a main color and all business will be using the same colors.

On motion made by Kelly Strauss, seconded by William Eschmann and carried by a vote of 9-0-0, each member voting as follows: Chairman Colwell, Aye; Vice Chairman Eckel, Aye; William Eschmann, Aye; Jessica Herrink, Gary Kendrick, Aye; Dave Kitterman, Aye; William Robie, Aye; Kelly Strauss, Aye; Karla Frank , Aye; the King George Planning Commission Board will forward the request from the Silver Honaker Development Company with amended proffer statements and comments on the water/sewer lines to the King George County Board of Supervisors for approval.

Public Comment:

Elaina Davis read a letter on behalf of her friend Gail Williams; she was at work and unable to attend. The letter was in opposition of the development on Rt 3 & Rt 301. Stating this development would have a negative effect on the Rappahannock River. Elaina Davis also commented on behalf of her self in opposition of this development. She stated that there are already 2 shopping centers in the county. Also, the creek that runs through this property would be disturbed.

Jennifer Truitt spoke, disagreeing with the development. The county needs to maintain the environment. She feels that it's wrong to put up more stuff in other places within the county. Put the development or stores near the current developments in the county, like Dahlgren.

Andrew Ball spoke to the commission advising that the land south of Rt 3 should be left rural and the land north of Rt 3 should be kept for development. He is opposed to the development on Rt 3 and Rt 301. He is concerned about the safety at that intersection with the extra traffic going to the new development. The people trying to avoid the traffic at the intersection will be traveling through Rt 607 from Rt 3 at Hopyard Farm, to Rt 301 across from Salem Church Rd. Also, the additional run-off will have a bad effect on the environment. He stated he is strongly opposed and will continue to fight against this development.

Chairman Colwell advised the public that they will have other opportunities for public comment as this continues to be presented to the King George Board of Supervisors.

New Business:

Request by Mr. Francis Martin that a private access easement that's serving a Family Subdivision should not serve more than two (2) parcels.

Mr. Green advised the commission that Mr. Martin desires to give his granddaughter 2.899 acres of Tax Map 6, Parcel 8. This property has been in the Martin family for 300 years and has never been purchased or divided by anyone outside the family. Mr. Green recommends that the King George Planning Commission forward the request to the Board of Supervisors with a recommendation for approval.

William Robie asked Mr. Green what if the family member decided to sell their property outside of the family. Mr. Green advised that the family member must hold onto the property for five years before they are able to sell.

There were no questions for the family.

On motion made by William Robie, seconded by William Eschmann and carried by a vote of 9-0-0, each member voting as follows: Chairman Colwell, Aye; Vice Chairman Eckel, Aye; William Eschmann, Aye; Jessica Herrink, Gary Kendrick, Aye; Dave Kitterman, Aye; William Robie, Aye; Kelly Strauss, Aye; Karla Frank, Aye; the King George Planning Commission Board will forward the request from Mr. Francis Martin to the King George County Board of Supervisors for approval.

Public Comment:

There was no public comment.

Directors Report:

Mr. Green advised he attached the Article, Innovation in Homebuilding and the Future of Housing, by C. Theodore Koebel, from Journal of the American Planning Association, Winter 2008, Issue.

Mr. Green passed out a letter from the Maryland Transportation Authority written to Mr. Bryan David, King George County Administrator. The letter is in reference to the Nice Bridge Improvement Project and inviting Mr. David to participate in the consultation process. Mr. Green asked if the Commission wanted to be apart of these meetings. Mr. Eckel recommends that the staff attends the meetings and reports back to the Commission.

Other Business:

Chairman Colwell passed out articles from a newspaper in Bozeman, Mt. on the growth development dilemma in that area.

Dave Kitterman asked if the Maps needed to be turned back in. Mr. Green advised no.

Jessica Herrink asked if the comprehensive plan will be adjusted. Mr. Green advised yes.

Adjournment:

Having Completed the meeting agenda and on motion made by William Eschmann, seconded by Kelly Strauss, and carried by a unanimous vote of 9-0-0 each member voting as follows: Chairman Colwell, Aye; Vice Chairman Eckel, Aye; William Eschmann, Aye; Jessica Herrink, Gary Kendrick, Aye; Dave Kitterman, Aye; William Robie, Aye; Kelly Strauss, Aye; Karla Frank, Aye; the King George County Planning Commission to adjourned its meeting at 8:05pm.