

**VIRGINIA:**

At an adjourned meeting of the King George County Board of Supervisors, held on Tuesday, the 23<sup>rd</sup> day of May 2006, at 6:00 p.m. in the Board Room of the Revercomb Building at 10459 Courthouse Drive, King George, Virginia:

**PRESENT:** C. Stephen Wolfe II, Chairman  
Dale W. Sisson, Jr., Vice-Chairman  
Cedell Brooks, Jr., Member  
Joseph W. Grzeika, Member  
James B. Howard, Member  
R. Bryan David, County Administrator

**ABSENT:** Matthew J. Britton, County Attorney

The meeting was called to order by the Chairman, Mr. Wolfe.

Prior to discussion of fee schedule changes, Mr. Green provided an overview of his Department's activity including the number of inspections per day, number of permits issued as of April 2006 and the allotted time for a permit to be issued, which has consistently been 7-10 days if a complete application is provided. The Board requested that the data relating to issuance of permits and the amount of time for the approval process be placed in the monthly Departmental report. Mr. Green stated that this information is currently in the narrative portion of the report but he would now include the data in a table format.

Mr. Green also discussed future plans for the Community Development Department including providing building inspectors with lap top computers and internet modem connection capable of transmitting inspection information to the BRIGHT system. This would provide staff with the ability to track daily inspection results, issue occupancy permits based on field transmitted information, and post inspection results on line. He also discussed the possibility of creating an on line link which would allow customers to obtain permit review and inspection results on line.

There was considerable discussion regarding the turn around time for permits and the process by which the applicants are notified that their permit has been processed. Currently, applicants are told that the permit will be ready in two to three weeks. Mr. Sisson asked about the possibility of applicants being notified by phone when permits are completed, rather than having them wait for a two-three week period. Mr. Sisson also suggested the idea of putting a sign at the counter of the Community Development office stating the average wait time for permits to be processed. Mr. Green stated that he would discuss these issues with his staff and would keep the Board informed of any proposed changes.

**Review of Proposed Changes to Community Development Fee Schedule:**

Mr. Green stated that the Department of Community Development is requesting that the Board create a flat fee schedule for building permits in order to make the fee schedule more uniform and easier for the staff to calculate and also to modify the miscellaneous permit fee schedule to ensure that the Department building permit fee structure covers the cost of providing service.

The current building permit fee is based on "cents per square footage" for building, mechanical, electrical and plumbing permits, each having separate fees. The proposal would be to incorporate

all of those permit fees into one building permit fee of \$0.20 per square foot. Mr. Green compared the current fee schedule with surrounding counties of Stafford, Spotsylvania, Westmoreland, Caroline and the City of Fredericksburg.

The current residential fee schedules were amended in 2000 and had been amended prior to that time in 1990.

There was considerable discussion regarding the amount of staff time required for inspections, etc. prior to a permit being issued and the actual costs involved in staff time to secure such permits. Mr. Green agreed to further research this information and provide the data to the Board at its June 20, 2006 meeting.

### **Review of Subdivision Ordinance and Proposed Revisions:**

Mr. Green explained that the Amended King George County Subdivision Ordinance was adopted in December of 2002 and has been under review by staff, incorporating comments made during both the Planning Commission and Board of Supervisors meetings in review of various subdivision plats. The proposed revisions were presented to the Planning Commission at its April 11, 2006 meeting.

The proposed revisions included the following:

- Virginia Code Changes including a Cluster Zoning Option now a requirement per State Code Section 15.2-2286.1, as of July 1, 2005 and a Phase 1 Environmental study required by a developer in a proposed subdivision

Revisions to the King George County Zoning Ordinance included a proposal to increase open space requirements under Article 11, Residential Cluster Provisions.

Mr. Green provided details of the following “key” revisions to the King George County Subdivision Ordinance:

- Deleting the “grandfather” provision
- Modification as to when a plat is considered officially submitted (after staff review)
- Modification of open space definition
- Modification of useable open space definition
- Modification of cluster development standards—recommendation to allow only 15% of total open space areas consisting of wetlands, resource protection areas, floodplains, and areas with slopes of greater than 50%.
- Modification of street alignment and layout; creating a “block” length—length between intersections
- Modification of useable open space requirements
- Modification of unusable land standard for consistency with Zoning Ordinance
- Adding language to create a maximum block length standard
- Modification of monument requirements to require two (2) geodetic controls with each subdivision

Mr. Wolfe asked that a definition of “pipestem lots” be included in Section 5.3 and recommended that the document be further reviewed to add clearly defined terms for clarification in interpreting the document.

Mr. Sisson expressed a concern regarding Article VII of the Subdivision Ordinance dealing with family subdivisions and expressed his hope flexibility would continue to be exercised in this section of the Ordinance and perhaps in future reviews look for ways to add to that flexibility. Mr. Sisson asked for clarification on the wording for subdivision of land for family members.

There being no further business to come before the Board, the Chairman adjourned the meeting to the 5<sup>th</sup> day of June 2006 at 7:00 p.m. at the Charles County Commissioners Office, in LaPlata, Maryland.