

PLANNING COMMISSION
May 10, 2011

The regular meeting of the King George County Planning Commission was called to order at 7:15 p.m. by Chairman Josh Colwell in the Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George, Virginia 22485.

STAFF PRESENT: Jack Green, Director of Community Development
Heather Straughan

MEMBERS PRESENT: Josh Colwell, Chairman
Anthony Scaramozzi
Christopher Cox
William Eschmann, II
Jessica Herrink
William Robie

MEMBERS ABSENT: Gary Kendrick, Vice Chairman
Karla Frank
Tara Patteson
Doily Fulcher

Quorum:

Chairman Colwell called the meeting to order at 7:15 p.m. and noted that there was a quorum present. The Pledge of Allegiance was recited, followed by an invocation led by Mr. Eschmann.

Approval of Minutes:

Chairman Colwell called for a review by the Commission members of the minutes of their meeting held on April 12, 2011.

On page three, the third paragraph down should read, "...their plan was accurate, consistent, and complied with the King George County zoning ordinances." The eighth paragraph down should read "... this tower may hinder their ability..."

On page four, the first paragraph should read "Mr. Calvin White said he was offered by AT&T a thirty year lease..."

There being no additional changes, Chairman Colwell called for a motion. Mr. Robie made a motion that the minutes be approved as amended, seconded by Mr. Eschmann. The motion carried by a vote of 5-0-1, each member voting as follows: Chairman Colwell Aye; Ms. Herrink Aye; Mr. Robie Aye; Mr. Eschmann Aye, Mr. Cox Aye; Mr. Scaramozzi abstained, the King George Planning Commission approved the minutes of

their meeting held March 8, 2011.

Public Hearings:

Zoning Ordinance Text Amendment, Case Number 11-02-T01, Section 3.11, Sign Regulations.

Mr. Green presented the staff report on the zoning ordinance text amendment.

Mr. Robie asked if there were any restrictions on the size of the banners businesses could use. Mr. Green replied that a business could have two banner signs, but that they could only be a total of 36 square feet combined.

Mr. Scaramozzi asked if there were still any restrictions on election signs. Mr. Green said yes, they have to be removed thirty days after an election. He then asked if permanent banners had to be attached to the building. Mr. Green said that that was a part of the text they could edit.

Mr. Scaramozzi asked if permanent banners had to be attached to the building, in reference to section 3.11.3H of the zoning ordinance text. Mr. Green replied that they could edit that section since it only included permanent banners and not temporary ones.

Mr. Colwell asked if there was a cap on the size of an area for a business' wall sign. Mr. Green said there was because the total cap is based on the linear frontage of a building.

Ms. Herrink asked if a business could have two two-hundred square foot signs. Mr. Green said that they could if they are a corner lot.

Mr. Robie said that they should curtail the use of multi-colored or light up signs to keep King George more agricultural. He also asked about businesses that currently used electronic signs.

Mr. Scaramozzi asked why people should have the option for a special exemption permit for a sign taller than 25 feet. Mr. Green replied that they could change or edit any part of that.

Mr. Colwell open and closed the floor to public comment.

Mr. Scaramozzi recommended that they shouldn't allow special exception permits for signs higher than 25 feet.

Mr. Eschmann pointed out that Rappahannock Motors had to get a special exception permit for their sign. Mr. Green stated that the sign was more than 25 feet before the 1999 version of the text amendment and they needed a permit to move the sign.

Mr. Scaramozzi stated that there should be no opportunity for special exemption because

everyone should abide by the same guidelines.

Mr. Robie asked why there was a change from a five second to a ten second interval for electronic signs. Mr. Green said it was just meant to display information longer and be less distracting.

Mr. Robie stated he didn't want the county roads to look like those of other counties. He also stated that it is hard to keep the county rural with increased signage and banners.

Mr. Colwell suggested that they forward to the board saying there was no consensus and that the board is split. He called for a motion to send with a request to approve or disapprove.

On a motion made by Ms. Herrink, seconded by Mr. Cox, carried by a vote of 4-2-0, each member voting as follows: Mr. Colwell Aye; Mr. Cox Aye; Mr. Eschmann Aye; Ms. Herrink Aye; Mr. Robie Nay; Mr. Scaramozzi Nay, the King George County Planning Commission forwarded the case to the Board of Supervisors for a recommendation of approval.

Plan Review:

King George Crossing Subdivision Revised Preliminary Plat, Tax Map 9, Parcel 40C & Tax Map 9, (1) Parcels 1-12.

Mr. Green presented the staff report and recommended that the commission send it the Board of Supervisors with a recommendation of approval.

Mr. Robie asked if any more of the area shown could be developed. Mr. Green said it could not be further developed without a public road.

Mr. Scaramozzi asked what the requirement is for a public road. Mr. Green said that there has to be ten lots in each section before a public road is needed.

Mr. Colwell called for a motion.

On a motion made by Mr. Cox, seconded by Mr. Scaramozzi, carried by a unanimous vote of 6-0-0, each member voting as follows: Mr. Colwell Aye; Mr. Cox Aye; Mr. Eschmann Aye; Ms. Herrink Aye; Mr. Robie Aye; Mr. Scaramozzi Aye, the King George County Planning Commission forwarded the case to the Board of Supervisors with a recommendation of approval.

Old Business:

Telecommunication Facility, AT&T, Special Exception Permit Request, Case Number 10-11-E02.

Mr. Green stated that the tower would not affect property value and did not pose any health risks. He also showed images of what the tower may look like.

Mr. Scaramozzi noticed that the tower is very close to Caledon Park and asked if the tower would be visible from there. Mr. Green said yes, it can be seen from there.

Mr. Robie stated that most of the people who would be affected by the tower do not want it and they have no issue with getting a good signal with the service they have. He also said that this is not an emergency or a need, and he would have a different opinion if it was.

Mr. Cox asked what the radius would be for the signal if the tower was put in. Mr. Green said the signal radius would be a mile and a half.

Mr. Cox noted that the problem is inevitable and will be brought up again later.

Ms. Herrink stated that this problem just doesn't concern people who can see the tower, but it affects all Rt. 218 travelers.

Mr. Scaramozzi said they should preserve the rural character of the county and that a pole high in the air defeats this goal. He said there has been no consistency from the board and that progress is not the same for everyone.

Mr. Colwell called for a motion. On a motion made by Ms. Herrink, seconded by Mr. Eschmann, and carried by a vote of 4-2-0, each member voting as follows: Mr. Colwell Aye; Mr. Cox Aye; Mr. Eschmann Aye; Ms. Herrink Aye; Mr. Robie Nay; Mr. Scaramozzi Nay, the King George County Planning Commission forwarded the case to the Board of Supervisors with a recommendation of approval.

The Board recessed at 8:36 p.m. and reconvened at 8:43 p.m.

King George County Comprehensive Plan Review, Continue Review of Land Use Policies

The Planning Commission reviewed the Telecommunications Facilities / Implementation Strategies and strengthened the goals and strategies.

Public Comment:

Chairman Colwell opened and closed the floor to public comment.

New Business: None.

Director's Report:

Mr. Green reviewed the Director's Report for the Commission.

Other Business: None.

Adjournment:

Chairman Colwell called for a motion to adjourn.

Having completed the meeting agenda and on a motion made by Mr. Eschmann, seconded by Ms. Herrink, and carried by a unanimous vote of 6-0-0, each member voting as follows: Chairman Colwell Aye; Ms. Herrink Aye; Mr. Robie Aye; Mr. Cox Aye; Mr. Eschmann Aye; Mr. Scaramozzi Aye; the King George Planning Commission adjourned their meeting at 9:00 p.m.

CHAIRMAN

DATE