PLANNING COMMISSION
January 12, 2010

The regular meeting of the King George County Planning Commission was called to order at 7:01 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, Planner

MEMBERS PRESENT: Josh Colwell, Chairman
Karla Frank, Vice Chairman
William Eschmann, II
Jessica Herrink
Gary Kendrick
David Kitterman
Tara Patteson
Thomas Poland
William Robie
Anthony Scaramozzi

MEMBERS ABSENT: None.

Quorum:

Chairman Colwell called the meeting to order at 7:01 p.m. and noted that there was a quorum present. Chairman Colwell led the Pledge of Allegiance and Mr. William Eschmann led an invocation.

Approval of Minutes:

Chairman Colwell called for a review by the Commission members of the minutes of their meeting held on December 8, 2009.

On page four, the third paragraph from the bottom should read "Mr. Poland asked if it is illegal to burn pressure treated wood."

There being no additional changes, Chairman Colwell called for a motion. Vice Chairman Karla Frank made a motion that the minutes be approved as amended, seconded by Mr. William Eschmann. The motion carried unanimously by a vote of 10-0-0, each member voting as follows: Chairman Colwell Aye; Vice Chairman Frank Aye; Mr. Eschmann Aye; Ms. Herrink Aye; Mr. Kendrick Aye; Mr. Kitterman Aye; Ms. Patteson Aye; Mr. Poland Aye; Mr. Robie Aye; Mr. Scaramozzi Aye, the King George Planning Commission approved the minutes of their meeting held December 8, 2009.

Public Hearings: None.

Plan Review:

<u>CVS Pharmacy Final Site Plan Tax Map 33, Parcel 87A</u>

Mr. Green presented the staff report to the Planning Commission.

Mr. Green reviewed the description of the site plan including zoning, parking requirements, Chesapeake Bay Preservation Areas, wetlands, storm water management, water and sewer, access, erosion and sediment control, layout, and landscape buffer plan. Mr. Green provided the Commission with an approval letters from the Department of Transportation, Service Authority, and the Health Department.

Mr. Green stated that the Staff recommended that the King George County Planning Commission approve the CVS Pharmacy final site plan.

Mr. Scaramozzi asked how it is determined that private water supply will suffice. Mr. Green replied that this is the Health Department standard that they have to meet.

Mr. Poland stated that there is a steep drop off on the property. Mr. Green responded that where the storm water facility is located is where the drop off occurs. He also responded that the wetlands and streams are not impacted and the RPA is not affected.

Mr. Eschmann questioned if there would be issues with cars turning west on Route 3 and south on Route 301. Mr. Green replied that cars would have to turn right out of both exits because of the medians since the exits are too close to the intersection.

Mr. Kitterman stated that the entrances would be similar to that of the White Oak Giant grocery store center.

Chairman Colwell asked if the parcel is not currently served by a public sewer. Mr. Green replied that the sewer would be placed under the road way and connected to the public sewer currently serving Sheetz across the street.

Chairman Colwell questioned how much capacity for the sewer will remain. Mr. Green responded that he was unsure of the exact capacity, but that the staff is aware of the capacity.

Chairman Colwell asked if the net commercial zoning will remain the same. Mr. Green replied yes and that establishing zoning lines based on the zoning maps was the first part of the process.

Mr. Kitterman questioned if the sewer would be placed without expense to the County. Mr. Green responded that there would be no expense to the County.

Chairman Colwell asked for any additional questions for the staff and called for a motion.

On a motion made by Ms. Jessica Herrink, seconded by Ms. Tara Patteson and carried by a unanimous vote of 10-0-0, each member voting as follows: Chairman Colwell Aye; Vice Chairman Frank Aye; Mr. Eschmann Aye; Ms. Herrink Aye; Mr. Kendrick Aye; Mr. Kitterman Aye; Ms. Patteson Aye; Mr. Poland Aye; Mr. Robie Aye; Mr. Scaramozzi Aye, the King George Planning Commission approved the CVS Pharmacy Final Site Plan.

Old Business: None.

Public Comment: None.

New Business:

Capital Improvement Program (CIP) Requests, Fiscal Years: 2010-2015.

Mr. Green expressed the staff's requests that the Commission schedule a public hearing for public comment on February 9th. He also stated that the Director of Finance, Donita Harper will attend this meeting and give an overview of the CIP. Mr. Green explained that the Commission should bring their CIP packet to the next meeting. He further explained that the Commission will rate each project with ratings due February 24th. Mr. Green stated that the Commission would decide on March 19th whether to make recommendations to the Board.

Mr. Kitterman asked if the staff will make presentations at the next meeting. Mr. Green replied yes, followed by public comment.

Mr. Green explained that projects that are already ranked on the spreadsheet were ranked in previous years.

Mr. Green stated that the CIP hearing needs to be authorized by the planning commission.

Chairman Colwell asked the Commission for authorization of the CIP meeting to be scheduled for February 9, 2010. The Commission replied with a unanimous authorization.

Director's Report:

Mr. Green stated that the Board of Supervisor's took the following action:

- Scheduled the three cases related to sand and gravel extraction (Case Number 09-05-Z01, Case Number 09-05-E03, and Case Number 09-05-E04) on Tax Map 38, Parcel 19A for January 12, 2010.
- Approved the Southern Hill Estates Subdivision, Section II, Final Plat.
- Adopted the resolution requesting that Virginia Department of Transportation accept the roads in Chatham Village Subdivision Sections 1 and 2 for maintenance.

Mr. Green provided the following to the Commission for information purposes:

- December Board of Supervisors Community Development Directors Report.
- When Bad Things Happen to Good Plans, by Joseph McElroy, November 2009, Planning Magazine

Other Business:

Election of Officers

Chairman Colwell opened the floor for nominations for Chairman of the Planning Commission. Mr. William Robie nominated Chairman Colwell for Chairman. With no further nominations made, on a motion made by Mr. David Kitterman, seconded by Mr. Gary Kendrick, and carried by a unanimous vote of 9-0-0, each member voting as follows: Vice Chairman Frank Aye; Mr. Eschmann Aye; Ms. Herrink Aye; Mr. Kendrick Aye; Mr. Kitterman Aye; Ms. Patteson Aye; Mr. Poland Aye; Mr. Robie Aye; Mr. Scaramozzi Aye, the King George County Planning Commission approved Josh Colwell for Chairman of the King George County Planning Commission. Chairman Colwell abstained from voting.

Chairman Colwell opened the floor for nominations for Vice Chairman of the Planning Commission. Mr. David Kitterman nominated Vice Chairman Karla Frank for Vice Chairman. With no further nominations made, on a motion made by Mr. David Kitterman, seconded by Chairman Colwell, and carried by a unanimous vote of 9-0-0, each member voting as follows: Chairman Colwell Aye; Mr. Eschmann Aye; Ms. Herrink Aye; Mr. Kendrick Aye; Mr. Kitterman Aye; Ms. Patteson Aye; Mr. Poland Aye; Mr. Robie Aye; Mr. Scaramozzi Aye, the King George County Planning Commission approved Karla Frank for Vice Chairman of the King George County Planning Commission. Vice Chairman Frank abstained from voting.

Review of By-Laws

Chairman Colwell asked the Commission if the meetings should remain as the second Tuesday of the month. The Commission responded unanimously as yes.

Chairman Colwell asked Mr. Green to please double check if there would be any conflicting holidays.

No changes were needed to be made.

Annual Report

Chairman Colwell explained to Mr. Green that it states that there were two Special Exception Permit requests that were heard and acted upon under the Special Exception Requests section. He also explained that the Commission heard and acted upon four Special Exception Permit requests. Mr. Green replied that he would fix this.

Chairman Colwell asked if the Infrastructure Projects on page two should be included. Mr. Green responded that he will take these out since the Commission does not act upon them.

Chairman Colwell questioned how long site plans are valid. Mr. Green replied that they were five years, but he believed the Legislature extended this.

Additional Other Business:

Mr. Poland discussed a meeting held in Port Royal regarding A.P. Hill last Thursday. He explained that the base is planning to bring troops up from Fort Lee and explode larger bombs than they have before. Mr. Poland stated that there will be another meeting later this month.

Ms. Herrink asked if the explosions would be continuous or a one time event. Mr. Poland responded that this is proposed to be continuous.

Mr. Scaramozzi questioned if the military had talked about the regularity of the explosions. Mr. Poland replied that they did not.

Chairman Colwell stated that this impacts the County.

Mr. Kitterman asked if Mr. Poland would be continuing with the Commission. Mr. Poland responded that he will finish next month.

Chairman Colwell thanked Mr. Poland for his contribution.

Adjournment:

Chairman Colwell called for a motion to adjourn.

Having completed the meeting agenda and on motion made by Ms. Jessica Herrink, seconded by Vice Chairman Karla Frank, and carried by a unanimous vote of 10-0-0, each member voting as follows: Chairman Colwell Aye; Vice Chairman Frank Aye; Mr. Eschmann Aye; Ms. Herrink Aye; Mr. Kendrick Aye; Mr. Kitterman Aye; Ms. Patteson Aye; Mr. Poland Aye; Mr. Robie Aye; Mr. Scaramozzi Aye, the King George County Planning Commission adjourned their meeting at 7:37 p.m.

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CHAIRMAN DATE