

**PLANNING COMMISSION**  
**July 13, 2010**

The regular meeting of the King George County Planning Commission was called to order at 7:00 p.m. by Vice Chairman Karla Frank 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:** Karla Frank, Vice Chairman  
William Eschmann, II  
Gary Kendrick  
Tara Patteson  
William Robie  
Anthony Scaramozzi

**MEMBERS ABSENT:** Josh Colwell, Chairman  
Christopher Cox  
Jessica Herrink

**Quorum:**

Vice Chairman Frank called the meeting to order at 7:00 p.m. and noted that there was a quorum present. Vice Chairman Frank led the Pledge of Allegiance and Mr. William Eschmann led an invocation.

**Approval of Minutes:**

Vice Chairman Frank called for a review by the Commission members of the minutes of their meeting held on June 8, 2010.

There being no changes, Vice Chairman Frank called for a motion. Mr. Gary Kendrick made a motion that the minutes be approved as amended, seconded by Mr. William Eschmann. The motion carried by a vote of 4-0-1, each member voting as follows: Vice Chairman Frank Aye; Mr. Eschmann Aye; Mr. Kendrick Aye; Ms. Patteson Aye; Mr. Robie Abstained, the King George Planning Commission approved the minutes of their meeting held June 8, 2010.

**Public Hearings:** None.

**Plan Review:** None.

**Old Business:**

**King George County Comprehensive Plan Review.**

Vice Chairman Frank explained that the Commission could discuss any questions or comments regarding the Comprehensive Plan Review including how it should be accomplished, how it was done in the past, what should be done to streamline/improve the process, and which sections need to be thoroughly reviewed. She also stated that the Commission could discuss this today or postpone until the next meeting, due to other members being absent.

Mr. Green outlined talking points submitted previously by Mr. Scaramozzi prior to the meeting. He also explained his plan to review 1 of each of the 8 planning areas during successive meetings. Mr. Green stated that without the entire Commission present, this topic would be challenging.

Mr. Kendrick concurred that this topic would require the presence of more of the Commission. He also asked if another member would be added to the Commission. Mr. Green replied that King George Supervisor LoBuglio is aware that he is responsible for appointing someone to fill the 10<sup>th</sup> position.

Mr. Green asked the Commission if anyone would like to add anything to the talking points. Vice Chairman Frank responded that she would like to discuss whether to use the Citizen's Planning Education Association of Virginia's (CPEAV) help. She also asked if their help is free. Mr. Green responded that he is not sure how they would help us and that he was unsure of Mr. Scaramozzi's intention when he mentioned this option. He also stated that they would not be able to help with technical items, but may be able to help with educational items.

Ms. Patteson explained that she had received a flyer regarding training from them. Mr. Green explained that CPEAV produces conferences and seminars for educational purposes.

Vice Chairman Frank asked if these conferences and seminars were free. Mr. Green responded that there was no more money in budget, so the Commission could not use their services if there was a fee.

Vice Chairman Frank questioned if CPEAV was initially involved in the Comprehensive Plan meetings. Mr. Green responded that Mike Chandler presented the Citizen's Planning Academy to the residents of the County.

Vice Chairman Frank asked about smaller group sessions that occurred during the last review of the Comprehensive Plan. Mr. Green replied that these followed the class and were organized by a consultant.

Vice Chairman Frank stated that the consultant never finished the job. Mr. Green stated that the consultant finished about 90% of the job. He also stated that the County has reviewed the Comprehensive Plan every 5 years.

Vice Chairman Frank again asked if anyone had anything to add to talking points. She also asked the Commission to review the Comprehensive Plan and any additional points for improvement before the next meeting. Vice Chairman Frank expressed interest in determining whether the CPEAV is offered for free.

Mr. Scaramozzi arrived at 7:10 p.m.

Mr. Scaramozzi explained that his intentions were to involve citizens and educate them in the process. He also stated that he would like the Commission to discuss a planned approach.

Mr. Kendrick asked Mr. Green if there would be value in meeting with Board of Supervisors prior to making decisions. He also stated that in the past the Comprehensive Plan has not deviated significantly from previous versions. Mr. Kendrick commented that since County views have not greatly shifted, he does not foresee any notable changes. He also commented that he would like to reach out to the community, but would like to know how much outreach is appropriate. Mr. Kendrick asked Mr. Green regarding the value of the Citizen's Planning Academy in the past. He also stated that he would like to meet with the Board of Supervisors prior to further discussion.

Mr. Robie concurred with Mr. Kendrick.

Mr. Scaramozzi explained that he too agreed, but that the Commission should not rush to judgment by stating that the Comprehensive Plan does not require immense revision.

Mr. Robie stated that he also wanted to seek the community and the Board of Supervisor's opinions. He also stated that the Commission represents the people of the County.

Mr. Scaramozzi explained his concern that the Commission seems to receive and react, but not really plan.

Vice Chairman Frank asked the Commission if they agreed to further discussion at a full meeting next month when entire board is together.

Mr. Kendrick preferred postponing further discussion to the next meeting. He also stated that he preferred to meet with the Board of Supervisors and the Economic Development Authority before the next discussion occurs.

Mr. Green suggested updating volume 2 of the Comprehensive Plan and then meet with the Board Of Supervisors. He also explained that census information was not likely to come until next year, but that the information could be updated. Mr. Green explained that the outside agencies that are part of the Comprehensive Plan such as the Schools, Library, Fire and Rescue, Service Authority, Parks and Recreation, etc. are currently updating their sections. He also suggested reviewing one of the eight planning areas at each meeting to become familiar with each of these areas and then meeting with the Board of Supervisors again.

Mr. Scaramozzi requested that each of these agencies present to the Commission their perspective for better interaction. He also stated that he did not believe that the Commission has not been sticking closely to Comprehensive Plan. Mr. Scaramozzi explained that he felt the wording of the Comprehensive Plan was not strong enough.

Vice Chairman Frank explained that the language of the Comprehensive Plan was left vague on purpose because the County's Attorney at the time stated that further specifications would leave the County vulnerable to court hearings.

Mr. Kendrick explained his background in planning and his shift in attitude from his first time on the Commission. He further explained that he initially wanted to change zoning of some parcels to direct certain types of activity. Mr. Kendrick stated that his current view combines the use of the Comprehensive Plan and the Zoning Ordinances which the Commission writes and uses as the basis for the Commission's decisions. He also explained that the Commission does not have the ability to direct what types of activities can go where, so it gives guidelines to try to work with developers.

Mr. Green explained that each section will be reviewed when agendas are light. He also stated that detailed language can help and hurt.

Mr. Robie explained that there will be areas where some things need to be specific and other things that need to be vague

Mr. Green stated that the Zoning Ordinance and Planning Commission creates the rules by setting standards. He also stated that if the standards are met, the Commission is obligated by law to approve.

Mr. Kendrick suggested that Mr. Green give the Commission a review of how these documents work together at next meeting and then begin working through each development area.

Mr. Green explained that he will give an overview Zoning, Sub-division, and Comprehensive Plan at the next meeting. He also stated that he planned to review the Environmental, Service Authority, and Transportation Plans to give a better understanding of how they all work together. Mr. Green explained that the Commission's level of understanding needs to be increased. He also explained that as the departments update their sections, we can have them before the Commission to help educate.

Vice Chairman Frank asked Mr. Green to give the Commission a baseline understanding at the next meeting.

**Public Comment:** Vice Chairman Frank opened and closed the floor to public comment.

**New Business:**

**Case Number 10-07-T01:** Zoning Ordinance Text Amendment to Section 1.9 Definitions King George County Zoning Ordinance and To Add Section 4.13.1, Outdoor Wood Furnaces.

Mr. Green explained that the Board of Supervisors has to initiate a Text Amendment to the Zoning Ordinance per state code. He also explained that he will see if there is enough interest to forward to the Commission next week. Mr. Green further explained that these furnaces burn wood year round to provide hot water.

Mr. Kendrick asked if the amendment was really needed.

Vice Chairman Frank questioned if a higher chimney could assist in dispersal of smoke further away from surrounding properties. Mr. Green explained that the chimney would have to be extended past the height of a normal roof. He further explained that this could result in a stability problem. Mr. Green stated that distance or set back from another property would be a better solution.

Mr. Green suggested the solution to restrict them to only parcels zoned A-1, Agricultural, and set back a specific distance as a starting point.

Mr. Robie questioned why limit to A-1 only. He also suggested including parcels zoned A-2 if set backs can be met. Mr. Green responded that this was simply a starting point.

Mr. Scaramozzi asked if there were technology differences between types of outdoor wood furnaces. Mr. Green replied that all types were grouped together to allow for uniform enforcement.

Mr. Scaramozzi suggested applying a standard and applying it across the board to all types of furnaces. He also stated that some towns have eliminated furnaces as an option.

Mr. Green explained that some towns have categorized outdoor furnaces as a nuisance.

Vice Chairman Frank stated that everyone has rights to breathe fresh air.

**Director's Report:**

**Board of Supervisor's Action:**

Scheduled public hearing for July 10, 2010, on the request by Peoples Union Baptist Church for a Special Exception Permit, per Section 2.4.3.8, King George County Zoning Ordinance to construct and operate a Church on Tax Map 14, Parcels 27, 63A, and 63N.

**Information Items:**

- June Board of Supervisor's Community Development Director's Report.
- Northern Neck National Heritage Area Feasibility Study, National Park Service, U.S. Department of Interior.
- National Low Income Housing Coalition, Getting to the Heart of Housing's Fundamental Question: How Much Can A Family Afford? A primer on Housing Affordability Standards in U.S. Housing Policy, Danilo Pelletiere, Ph.D., February 2008, National Housing Coalition.

**Other Business:**       None.

**Adjournment:**

Vice Chairman Frank called for a motion to adjourn.

Having completed the meeting agenda and on motion made by Mr. William Robie, seconded by Mr. Gary Kendrick, and carried by a unanimous vote of 6-0-0, each member voting as follows: Vice Chairman Frank Aye; Mr. Eschmann Aye; Mr. Kendrick Aye; Ms. Patteson Aye; Mr. Robie Aye; Mr. Scaramozzi Aye, the King George County Planning Commission adjourned their meeting at 8:10 p.m.

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CHAIRMAN

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DATE