PLANNING COMMISSION
July 12, 2011

The regular meeting of the King George County Planning Commission 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, Virginia 22485.

STAFF PRESENT: Heather Straughan

MEMBERS PRESENT: Josh Colwell, Chairman

Gary Kendrick, Vice-Chairman
William G. Eschmann, II
Karla Frank
Doily Fulcher
Tara Patteson
William A Robie, Jr.
Anthony Scaramozzi

MEMBERS ABSENT: Christopher Cox
Jessica Herrink*

*Ms. Herrink arrived at 7:15 p.m.

Quorum:

Chairman Colwell called the meeting to order at 7:00 p.m. and noted that there was a quorum present. The Pledge of Allegiance was ~~recited~~ led by Mr. Scaramozzi, followed by an invocation given by Mr. Eschmann.

Approval of Minutes:

Chairman Colwell called for a review by the Commission members of the minutes of their meeting held on June 14, 2011. The following changes were requested:

- P.1, Approval of Minutes, 2nd paragraph, line 5: "*Mr.*" Patteson should be amended to "*Ms.*" Patteson

- P.2, Old Business, Community Viz, 6th paragraph, 2nd sentence: sentence should be amended by adding "ESRI ARC" before GIS, sentence to read "Mr. Convoy said it runs on the *ESRI ARC* GIS system."

There ~~were~~ being no objections to the proposed amendments. Chairman Colwell called for a motion. Mr. Eschmann made a motion to approve the minutes ~~with the~~ as amended~~ments~~, seconded by Mr. Scaramozzi. The motion carried by a vote of 7-0-1, each member voting as follows: Chairman Colwell aye, Vice-Chairman Kendrick Abstain, Mr. Eschmann Aye, Ms.

Frank Aye, Mr. Fulcher Aye, Mrs. Patteson Aye, Mr. Robie Aye, Mr. Scaramozzi Aye, the King George County Planning Commission approved the minutes of their meeting held June 14, 2011.

~~Ayes: Colwell, Eschmann, Frank, Fulcher, Patteson, Robie, Scaramozzi; Nays: none; Abstain: Kendrick; Absent: Cox, Herrink. The motion carried by a vote of 7-0-1. The King George Planning Commission approved the minutes of their meeting held June 14, 2011.~~

Public Hearings: None.

Plan Review:

Rowley Farm subdivision Final Plat, Tax Map 25, Parcel 21A

Ms. Straughan presented the staff report and stated the applicant, New Homes Inc, represented by Ed Aliff, is requesting approval of the Rowley Subdivision Final Plat. She stated the preliminary plat was approved by the King George County Board of Supervisors on July 17, 2007 and was valid for five (5) years. She advised that the Department of Community Development staff recommends the Planning Commission forward the Rowley Farm Subdivision Final Plat to the Board of Supervisors with a recommendation for approval.

Chairman Colwell asked about access to the property. Ms. Straughan stated the access would be from ~~an easement (~~Act~~i~~on Lane~~)~~ which extends to Route 705 (Circle Loop).

Mr. Robie asked where the ~~"~~open space~~"~~ would be located. Ms. Straughan advised the ~~"~~open space~~"~~ would be located at the end of the cul-de-sac.

Mr. Fulcher asked if the cluster lot for this parcel is a minimum of 40,000 sq.ft. He also asked if that square footage was almost equal to 1 acre. Ms. Straughan advised the parcel is zoned A-2 and the minimum cluster lot requirement is 40,000 sq. ft., and that is almost equivalent in size to 1 acre (43,560 sq. ft.).

Chairman Colwell called for a motion. Mr. Scaramozzi made a motion to forward the Rowley Farm Subdivision Final Plat to the King George County Board of Supervisors with a recommendation for approval, with a second by Mr. Eschmann and carried unanimously by a vote of 9~~8~~-0-0, each member voting as follows: Chairman Colwell Aye; Vice Chairman Kendrick aye; Mrs. Frank Aye; Mr. Fulcher Aye; Mrs. Patteson Aye; Mr. Robie Aye; Mr. Scaramozzi Aye; Mr. Eschmann Aye, Mrs. Herrink Aye, the King George County Planning Commission forwarded the Rowley Farm Subdivision Plat to the King George County Board of Supervisors with a recommendation of approval. ~~Ayes: Colwell, Eschmann, Frank, Fulcher, Herrink, Kendrick, Patteson, Robie, Scaramozzi; Nays: none; Absent: Cox. The motion carried by a vote of 9-0-0. The King George Planning Commission forwarded the Rowley Farm Subdivision Final Plat to the King George County Board of Supervisors with a recommendation of approval.~~

Parcel 5, Gateway Subdivision Final Plat, Tax Map 9, (9) Parcel 5B

Ms. Straughan presented the staff report. She stated on April 12, 2011, the Planning Commission approved the Gateway Subdivision Final Plat, Tax Map 9, (9) Parcel 5. She advised Parcel 5B was created through division and is now proposed to be further subdivided. She further advised the division of the property is consistent with the King George Gateway Pad Sites A thru G Final Site Plan and on December 14, 2010, the Planning Commission approved the King George Gateway Pad Sites A thru G Final Site Plan. She advised that the Department of Community Development staff recommends the Planning Commission vote to approve the Parcel 5, Gateway Subdivision Final Plat, Tax Map 9, (9) Parcel 5B.

Mr. Fulcher asked where the road would be located. Ms. Straughan advised on the bottom portion (of the map) and goes up and to the left.

Mr. Robie asked if the plan included a second entrance. Ms. Straughan affirmed. Mr. Robie asked if the second entrance would require a signal. Ms. Straughan advised it would not.

Mr. Scaramozzi stated the parcel is zoned C-2, and asked if that allows for the buildings to be side-by-side with a minimum of 30 feet of frontage. Ms. Straughan affirmed. Mr. Scaramozzi asked if the minimum area of 5,000 sq. ft. was for the building or the property. Ms. Straughan stated the 5,000 sq. ft. minimum area referred to the property.

~~Chairman Colwell called for a motion. Vice-Chairman Kendrick made a motion to approve the Parcel 5, Gateway Subdivision Final Plat, Tax Map 9, (9) Parcel 5B, with a second by Ms. Patteson. Ayes: Colwell, Eschmann, Frank, Fulcher, Herrink, Kendrick, Patteson, Robie, Scaramozzi; Nays: none; Absent: Cox. The motion carried by a vote of 9-0-0. The King George Planning Commission approved the Parcel 5, Gateway Subdivision Final Plat, Tax Map 9, (9) Parcel 5B.~~ Chairman Colwell called for a motion. Vice-Chairman Kendrick made a motion to approve the Parcel 5, Gateway Subdivision Final Plat, Tax Map 9, (9) Parcel 5B, with a second by Ms. Patteson carried unanimously by a vote of 9~~8~~-0-0, each member voting as follows: Chairman Colwell Aye; Vice Chairman Kendrick aye; Mrs. Frank Aye; Mr. Fulcher Aye; Mrs. Patteson Aye; Mr. Robie Aye; Mr. Scaramozzi Aye; Mr. Eschmann Aye, Mrs. Herrink Aye, the King George County Planning Commission approved the Parcel 5, Gateway Subdivision Final Plat, Tax Map 9, (9) Parcel 5B.

Old Business:

King George County Comprehensive Plan Review-Land Use Policies (Library/Schools)

Robin Tenney gave a presentation regarding the current and future activities of Lewis Egerton Smoot Memorial Library~~'s ("Libra.ry").~~ She stated the planned expansion would allow the Library to expand its meeting space, increase the access to computers and increase the programs offered. She stated the plan is to relocate to the old middle school during the construction phase.

Mr. Scaramozzi asked what the total square footage would be. Ms. Tenney advised the total square footage would be approximately 28,000 sq. ft. She stated the addition would add 17,800 sq. ft. to the current building.

Chairman Colwell asked for a review of the Comprehensive Plan ~~("Comp Plan")~~ with regards to the Library.

Mr. Scaramozzi stated the Comp Plan notes the Library has achieved a standard of 3.1 volumes per capita; however the Standard listed in Table III-1 states 3 per capita. He asked if this should be corrected. Ms. Straughan stated 3 per capita is the current standard and the table is correct. He stated Line 4, which begins "In 2005, the Library…" needs to be updated. He asked if the Planning Commission should wait and revisit this sentence after the bid process has been completed. Vice-Chairman Kendrick asked when the final revision of the Comp Plan would go to the Board of Supervisors. Ms Straughan advised the final revision would be presented to the Board at the end of the year and the Planning Commission would still have time to make revisions.

~~Mr. Robie asked if the Library keeps County maps. Ms. Tenney advised the Library keeps anything they receive. Chairman Colwell asked if the Library has meeting minutes. Ms. Tenney affirmed. Vice-Chairman Kendrick stated his concern would be letting the public know the copy kept by the Library is not the "original." He stated the maps would have to be clearly marked. He stated he would be in favor of expanding Policy #4 to include "recent County maps."~~

~~It was the general consensus to amend Policy #4 to include "recent County maps." The policy would read:~~

> ~~"Maintain reference copies of County information at Smoot library (e.g. minutes of Board of Supervisors and Planning Commission meetings, County Disaster Plan and recent County maps)."~~

King George County Comprehensive Plan Review-Land Use Policies (Urban Development Areas)

Ms. Straughan presented the staff report. She stated the Urban Development Areas ("UDA") are required as part of the Comp Plan to be able to accommodate a minimum of ten (10) years residential and commercial growth at a residential density of four (4) dwelling units per acre and a minimum commercial density with a gross floor area ratio of 0.4 per gross acre.

~~Mr. Scaramozzi asked what a "gross floor area ratio of 0.4 per gross acre" means. Ms. Straughan stated the County would need to plan over the next ten (10) years for 0.4 gross area of commercial development in a UDA. She stated in other words, 40% of an acre in a UDA would need to be commercial. She also stated, the state requires the Comp Plan to address UDAs, it does not require an UDA to be designated. She stated "Community Viz" could be used to help locate areas to designate as an UDA.~~

~~Mr. Fulcher asked how small an UDA could be. Ms. Straughan advised that was up to the Planning Commission to decide.~~

~~There was discussion among several of the Commissioners as to areas within the County that may be appropriate. Mr. Robie stated if the Planning Commission needs to designate specific areas as UDAs, they should consider areas that already meet the UDA guidelines. Ms. Herrink~~

~~suggested they look at large open areas within the County. Vice-Chairman Kendrick asked if the Planning Commission was being asked by the state to designate specific areas. Ms. Straughan advised the requirement is to include UDAs in the Comp Plan; they are not required to designate specific areas as UDAs. Ms. Herrink read the first sentence of Item #3 on page 6 which states "In 2007, the Virginia Legislature amended the Code of Virginia to require that certain localities include within their Comprehensive Plan at least one area designated as an "Urban Development Areas." She asked if King George County was one of the "certain localities" mentioned. Ms. Straughan advised King George County is not one of the certain localities referenced.~~

Public Comment

Chairman Colwell opened and closed the floor for public comment.

New Business

Ms. Straughan advised there was an extra item in the Planning Commission's packet regarding Dominion's Dahlgren Project in King George: Community Engagement

Mr. Scaramozzi asked if the schools will be meeting with the Planning Commission in September regarding the Comp Plan review. Ms. Straughan stated she would ask for their presence at either the August or September meeting.

Director's Report

Ms. Straughan reviewed the Director's Report and the actions taken by the Board of Supervisors.

Mr. Scaramozzi asked if the Board added any additions to the Telecommunication Facility Special Exception Permit. Ms. Straughan stated no.

Other Business None.

Adjournment

Chairman Colwell called for a motion to adjourn.

Having completed the meeting agenda, Mr. Eschmann made a motion to adjourn, seconded by Ms. Herrink the motion carried unanimously by a vote of 8-0-0, each member voting as follows: Chairman Colwell Aye; Vice Chairman Kendrick aye; Mrs. Frank Aye; Mr. Fulcher Aye; Mrs. Patteson Aye; Mr. Robie Aye; Mr. Scaramozzi Aye; Mr. Eschmann Aye; Mrs. Herrink Aye, the King George County Planning Commission adjourned their meeting at 7:50p.m.~~. Ayes: Colwell, Eschmann, Frank, Fulcher, Herrink, Kendrick, Patteson, Robie, Scaramozzi; Nays: none; Absent: Cox. The motion carried by a vote of 9-0-0. The King George Planning Commission adjourned their meeting at 7:50 p.m.~~

CHAIRMAN **DATE**