

THE KING GEORGE COUNTY PLANNING COMMISSION
January 15, 2019

The regular meeting of the King George County Planning Commission (KGPC) was called to order at 7:03 PM by Chairman, Josh Colwell in the Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George County Virginia 22485.

Staff Present: Heather Hall, Zoning Administrator
Angela Foroughi, Planner
Brett Cox, Planner
Jaci Fish, Recording Secretary

Members Present: Chairman, Josh Colwell
Vice Chairman, Kristofer Parker
Ross Devries
Doily Fulcher
Gary Kendrick
Tara Patteson
Andrew Westling
Jason Williams

Members Absent: Kevin Myers
Steve Wido

Quorum:

Chairman Colwell called the meeting to order at 7:03 PM and noted there was a quorum.

Following the pledge of allegiance, Mr. Fulcher led an invocation.

Approval of Minutes:

Approval of King George County Planning Commission meeting minutes included: November 13, 2018.

There being no revisions, Chairman Colwell called for a motion. A motion from Ms. Patteson to approve the November 13, 2018 meeting minutes was made, seconded by Vice Chairman Parker, and carried by a vote of 7-0-1. Each member voting as follows: Chairman Colwell, Aye; Vice

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Chairman, Parker, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Kendrick, Aye; Ms. Patteson, Aye; Mr. Westling, Abstain, and Mr. Williams, Aye.

Report of the Community Planning Liaison Officer, Naval Support Activity South Potomac, Dahlgren: No news to report.

Public Hearing:

No new public hearings.

Plan Review:

No new plan reviews.

Old Business:

a. Comprehensive Plan Updates – Angela Foroughi, P.E. – Bagby, Foroughi and Goodpasture (BFG), PLLC

Mrs. Angela Foroughi and Mr. Brett Cox, with BFG, PLLC representing King George County Department of Community Development (KGCD) presented on Comprehensive Plan Updates.

- Mr. Cox stated BFG, PLLC have been reviewing and updating the current King George County Comprehensive Plan, Volume II. Chapter V. Supporting Data and History (A – O) charts, data, graphics, information, and tables. This including but not limited to: Housing, Economy, Existing Land Use and Development Activity, Natural Resources, Potential Sources of Pollution, Chesapeake Bay Preservation Act, Transportation, and Utilities.
 - Volume II will be 60% completed by February 12, 2019 for the KGCP board members review.

b. Comprehensive Plan Open House

- Mrs. Foroughi stated it is the overall goal to see strategic growth and development that promotes a healthy economy while maintaining a rural character in KGC.
 - The King George County Board of Supervisors (KGCBS) and King George County Department of Economic Development & Tourism are in concurrence for strategic growth in the right locations of KGC.
- The KGCD will hold two open houses by the order of the KGCP.
 - The first KGCP Open House will be held on January 17, 2019 from 5-7 PM at the University of Mary Washington, Dahlgren Campus, Room 110 Auditorium, 4224 University Drive, King George, VA 22485.
 - The second KGCP Open House will be held on February 13, 2019 from 4-6 PM at the King George County Company 1 Fire Department, Training Room A, 8122 Kings Highway, King George, VA 22485.
- KGCD & KGCP Open House(s) will discuss, including but not limited to: KGCP comprehensive plan updates, economic development goals, proposed settlement area, strategic growth, Dahlgren area, Route 3 & 301 intersection, transportation goals, utilities goals, future land use, and natural & cultural resources goals.

- KGCD CD representatives & KG CPC board members will engage and answer the public's questions, comments, or concerns with open dialogue.
 - Community Services and Facilities Goals will also be discussed.
- Mrs. Foroughi stated for the public's viewing, there will be KGC maps of each proposed settlement area located at separate stations.
 - Mrs. Hall Zoning Administrator/Senior Planner, with KGCD CD, Mr. Hudson Director, Building Official, with KGCD CD, Mrs. Foroughi, and Mr. Cox will attend both KG CPC Open Houses. One representative will be at each proposed settlement area station to engage with and receive citizen feedback, i.e. Dahlgren, Courthouse West, RT 3 & 301 Intersection, Route 3 West, and Fairview Beach/Cleydael/Hopyard Farms/Oakland Park Subdivisions.
 - Also, in attendance will be a BFG, PLLC representative stationed at a greeting station to notate public information and pass out & receive completed King George County Resident Survey.
 - Each stationed representative will take notes.
- c. **King George County Resident Survey – As Part of the Comprehensive Plan and Ordinances Update**
- The KGC 2019 Comprehensive Plan Update Open House Resident Survey, which consists of six questions, can be accessed through the Survey Monkey website at, <https://www.surveymonkey.com/r/K7DRXSJ>.
 - Survey Monkey is a website which collects and manages people powered data with advanced security, control, and can enable KGCD CD to collect and collaborate data safely.
 - Mrs. Foroughi stated to date, KGCD CD have received around 200 KGC citizen responses through Survey Monkey.
 - KGC Citizens can also email or contact KGCD CD for further information or answer questions, comments, or concerns.
- King George County 2019 Comprehensive Plan Update Open House KGC Resident Survey questions listed below:
 1. National Restaurants such as Long Horn, Olive Garden, Red Lobster, and Chic-Fil-A, have population requirements to consider when citing a new location. Would you be in favor of increasing King George's population by approximately five times its current size to accommodate these types of restaurants. Circle Yes or No.
 - Currently, King George's population is around 25,000;
 - Five times the current size of KGC population would be around 125,000.
 2. Which Statement below best describes the future of your community you wish to see?
 - a) Rural characteristics are preserved for the County.
 - b) Development fostered to create a vibrant and successful economy throughout the County.
 - c) Focused development in strategic area that promotes a healthy economy, while maintain rural portions of the County.
 3. Please rank the following goals in order of importance to you (1 being most important, 6 being least):

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- Preserving the rural characteristics of the County.
 - Promoting a healthy diversified economy in the County.
 - Encouraging protection and maintenance of natural resources.
 - Managing through-traffic on principal roads to minimize impact on local traffic flow.
 - Protect and promote adequate water supply and sewage treatment facilities throughout the County.
4. What goals do you think should be a priority for the County? If the goals are specific to a particular Settlement Area, please specify.
 5. What changes to the proposed Settlement Areas do you think should be made with this Comprehensive Plan update?
 6. What other additions, deletions, or changes to the current Comprehensive Plan would you like to see with this update?

Public Comment:

Chairman Colwell opened the floor for the public forum. Chairman Colwell called for the public to comment.

- Mr. Neil Richard, KGC Resident, stated in reference to KGPC Bylaws, Article X Transaction of Business, Section 4. Order of Business (Regular Meetings), the citizen comment period during previous KGPC meetings were not in accordance with Section 4.
 - Mr. Richard stated the citizen comment period should be the fourth item of business on the KGPC Meeting Agenda and not the seventh item of business as in previously held KGPC meetings.
 - It was the consensus of the KGPC board members, that the citizen comment period, otherwise known as Public Comment, will be moved on future KGPC Agendas in accordance to the KGPC Bylaws.

New Business:

a. Annual Report – 2018

- Mrs. Hall reviewed the 2018 Annual Report, including but not limited to: Term of Office, Rezoning Requests, Zoning Ordinance/Subdivision/Comprehensive Plan Text Amendments, and Infrastructure Projects.
 - Mrs. Hall Stated Mr. Devries (December 31, 2018), Mr. Fulcher (June 30, 2018), and Mr. Wido (March 1, 2019) need to contact their prospective members regarding (re)electing a new representative in their place, as their term of office is expiring(ed).

There being no revisions to the KGPC 2018 Annual Report, Chairman Colwell called for a motion. A motion from Mr. Devries to approve the KGPC 2018 Annual Report and forward the report to the KGCBOS was made, seconded by Mr. Kendrick, and carried by a unanimous vote of 8-0-0. Each member voting as follows: Chairman Colwell, Aye; Vice Chairman, Parker, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Kendrick, Aye; Ms. Patteson, Aye; Mr. Westling, Aye, and Mr. Williams, Aye.

b. Election of Officers

- Chairman Colwell is retiring from his duties as KGCPCC Chairman.
- Chairman Colwell called for nomination(s) for a new KGCPCC Chairman from the board members respectively.
 - Mr. Devries nominated Vice Chairman Parker respectively. Ms. Patteson seconded the nomination.

Chairman Colwell called for a motion to elect Vice Chairman Parker as the new KGCPCC Chairman. A motion from Mr. Devries was made, seconded by Ms. Patteson, and carried by a unanimous vote of 8-0-0. Each member voting as follows: Chairman Colwell, Aye; Vice Chairman, Parker, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Kendrick, Aye; Ms. Patteson, Aye; Mr. Westling, Aye, and Mr. Williams, Aye.

- Chairman Colwell called for nomination(s) for a new KGCPCC Vice Chairman from the board members respectively.
 - Mr. Devries nominated Mr. Westling respectively. Mr. Williams seconded the nomination.

Chairman Colwell called for a motion to elect Mr. Westling as the new KGCPCC Vice Chairman. A motion from Mr. Devries was made, seconded by Mr. Williams, and carried by a unanimous vote of 8-0-0. Each member voting as follows: Chairman Colwell, Aye; Vice Chairman, Parker, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Kendrick, Aye; Ms. Patteson, Aye; Mr. Westling, Aye, and Mr. Williams, Aye.

c. Review of By-Laws

- After the annual review of the KGCPCC Bylaws, it was the consensus of the KGCPCC that the citizen comment period, otherwise known as Public Comment, will be moved on future KGCPCC Agendas in accordance to KGCPCC Bylaws, Article V. Meetings, Section 4. Order of Public Hearing, Page 6.

There being no revisions to the current KGCPCC Bylaws, Chairman Colwell called for a motion. A motion from Mr. Westling to approve the KGCPCC Bylaws was made, seconded by Ms. Patteson, and carried by a unanimous vote of 8-0-0. Each member voting as follows: Chairman Colwell, Aye; Vice Chairman, Parker, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Kendrick, Aye; Ms. Patteson, Aye; Mr. Westling, Aye, and Mr. Williams, Aye.

d. Establish regular meeting date as second Tuesday of each month at 7:00 PM.

- It was the consensus of the KGCPCC that the regular meeting of the KGCPCC will be held on the second Tuesday of each month at 7:00 PM.

Director's Report:

a. 2019 Disclosure of Real Estate Holdings Filings

- Mrs. Hall stated the 2019 Disclosure of Real Estate Holdings Filings are due by February 01, 2019 by each KGCP board member.

b. Certified Planning Commissioner Program

- Mrs. Hall stated the Planning Commissioner Program will be held in Richmond, VA at Virginia Commonwealth University and will be instructed by Dr. Connor.
- Mrs. Hall stated this is a certificate-based program and all KGCP board members are welcome to attend.

- c.** Mrs. Hall stated Case Number 01-18-S01: Amendment to the King George County Subdivision Ordinance to require only Preliminary Plats with lots of 50 or more to go before the KGCBOS, giving final approval authority of Final Plats to the KGCP. Amendment to Sections 2.2, 2.3, 3.3, 3.4, 3.12.2, 3.12.3, of the King George Subdivision Ordinance is waiting to go before the KGCBOS on January 22, 2019.

- d.** Mrs. Hall stated the proposed 2019 Standards of Conduct for members of the KGCBOS have been delineated and passed out to the KGCP board members. Mrs. Hall stated the Standards of Conduct are the proposed 2019 standards for all KGC board members to adopt with approval and sign, i.e. Wetlands Board, KGCP, KGCBOS, etc...

- It was the consensus of the KGCP that the 2019 Standards of Conduct package will be reviewed by each board member and discussed at the February 12, 2019 KGCP meeting.

Other Business:

No other business to report.

Adjournment:

Having completed their agenda, Chairman Colwell called for a motion to adjourn. Vice Chairman Parker motioned to adjourn, seconded by Ms. Patteson, and carried by a unanimous vote of 8-0-0. Each member voting as follows: Chairman Colwell, Aye; Vice Chairman, Parker, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Kendrick, Aye; Ms. Patteson, Aye; Mr. Westling, Aye, and Mr. Williams, Aye. The King George Planning Commission adjourned their meeting at 07:33 PM.