

THE KING GEORGE COUNTY PLANNING COMMISSION  
February 12, 2019

The regular meeting of the King George County Planning Commission (KGPC) was called to order at 7:01 PM by Chairman, Kristofer Parker 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, Kristofer Parker  
Vice Chairman, Andrew Westling  
Ross Devries  
Doily Fulcher  
Gary Kendrick  
Kevin Myers  
Tara Patteson  
Steve Wido  
Jason Williams

**Members Absent:** Josh Colwell

**Quorum:**

Chairman Parker called the meeting to order at 7:01 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: January 15, 2019.

There being no revisions, Chairman Parker called for a motion. A motion from Mr. Devries to approve the January 15, 2019 meeting minutes was made, seconded by Ms. Patteson, and carried by a vote of 7-0-2. Each member voting as follows: Chairman Parker, Aye; Vice Chairman, Westling, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Kendrick, Aye; Mr. Myers, Abstain; Ms. Patteson, Aye; Mr. Wido, Abstain, and Mr. Williams, Aye.

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**Public Comment:**

Chairman Parker opened the floor for the public forum. Chairman Parker called for the public to comment. No public comments noted.

**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:**

**a. Hopyard Section 15 Final Plat**

Mrs. Angela Foroughi, P.E. with Bagby, Foroughi, and Goodpasture (BFG), PLLC representing King George County Department of Community Development (KGCD) presented on the Hopyard Section 15 Final Plat proposal to create 44 single family detached lots and 2 common area parcels on a portion of Tax Map 23-77A.

- Mrs. Foroughi stated the site is located north-east of Port Conway (State Road (S.R.) 607) and north-east of Hopyard Section 14, and north of the King George wastewater treatment plant in the Rappahannock District. The proposed Section 15 plat is zoned R-3 and contains 31.9823 acres. The plat will dedicate 2.3217 acres of right-of-way. The plat proposes 20.8043 acres of open space.
- Mrs. Foroughi stated it is the recommendation of KGCD for KGPC to approve the Plat Subdivision for Hopyard Farm Section 15, located on a 31.9823-acre portion of Tax Map 23-77A as the Plat conforms to the requirements of the King George County Subdivision and Zoning Ordinances. Mrs. Foroughi stated Virginia Department of Transportation (VDOT) and King George County Engineer on behalf of the King George County Service Authority approve of the Plat Subdivision.

Chairman Parker called for a motion to approve the Plat Subdivision for Hopyard Farm Section 15 to create 44 single family lots and 2 common area parcels located on a portion of Tax Map 23 Parcel 77A. A motion from Vice Chairman Westling was made, seconded by Mr. Devries, and carried by a vote of 9-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman, Westling, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Kendrick, Aye; Mr. Myers, Aye; Ms. Patteson, Aye; Mr. Wido, Aye, and Mr. Williams, Aye.

**Old Business:**

**a. Comprehensive Plan Updates – Angela Foroughi, P.E.–BFG, PLLC**

- i. Comprehensive Plan Appendix A Text Changes to Date**
- ii. Transportation Maps with VDOT, Six-Year Improvement Program (SYIP) List**

Mrs. Angela Foroughi and Mr. Brett Cox, with BFG, PLLC representing 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.
  - Mr. Cox presented on data revisions of Volume II Sections A-F (of the Appendix) and VDOT Maps: Six Year Improvements, Adjusted Daily Traffic Volumes, and Classifications. Mr. Cox also presented on the VDOT SYIP List (2018).
  - Revisions of Volume II Sections A-F, VDOT maps and SYIP Project List were reviewed by KGCP Board members.

**b. Comprehensive Plan Open House**

- The KGCD held an open house by the order of the KGCP.
  - The first KGCP Open House was 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.
    - Mr. Cox stated about 30+ King George County (KGC) residents attended.

**i. February 13, 2019 4-6 PM King George Company 1 Fire Department**

- 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.
- The KGC 2019 Comprehensive Plan Update Open House Resident Survey, consisted of six questions at the Open Houses. The KGC 2019 Comprehensive Plan Update Open House Resident Survey through the Survey Monkey website, consisted of three questions and can be accessed through the Survey Monkey website at [www.surveymonkey.com/r/K7DRXSJ](http://www.surveymonkey.com/r/K7DRXSJ).
  - Survey Monkey is a website which collects and manages people powered data with advanced security, control, and can enables KGCD to collect and collaborate data safely.
  - Mr. Cox stated to date, KGCD have received around 900 KGC citizen responses through Survey Monkey.
  - It was the consensus of the KGCP that the KGC 2019 Comprehensive Plan Update Open House Resident Survey end on March 01, 2019 so the KGCD can collect and collaborate data.

**New Business:**

**a. Standards of Conduct**

- Mrs. Hall, Zoning Administrator/Senior Planner, with KGCD CD stated the proposed 2019 Standards of Conduct from the King George County Board of Supervisors (KGC BOS) were passed out to the KG CPC board members at the January 15, 2019 KG CPC meeting for the Board members review.
  - 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, KG CPC, KGC BOS, etc...
- After reviewing the proposed 2019 Standards of Conduct, it was the consensus of the KG CPC that the Board members would like a King George County Legal Representative to provide the guidelines for incorporating best practices for KGC boards and guidance for KG CPC Board members.
  - The 2019 Standards of Conduct will be further reviewed by KG CPC Board members and will be reexamined at the March 12, 2019 KG CPC meeting.

**b. Sign Ordinance**

- Mrs. Hall stated the KGC BOS directed KG CD CD to work with the KG CPC to revise Section 3.11 Sign Regulations of the King George County Zoning Ordinance.
- Mrs. Hall presented on Section 3.11 Sign Regulations of the King George County Zoning Ordinance background, guidelines, history, scope, and other counties Sign Ordinance Regulations, i.e. Caroline, Fauquier, Spotsylvania, and Stafford.

After review, it was the consensus of the KG CPC that Section 3.11 Sign Regulation of the King George County Zoning Ordinance will be reviewed by the KG CPC after the KGC Comprehensive Plan is updated. Section 3.11 Sign Regulation of the King George County Zoning Ordinance will be reviewed and revised, if needed, while the King George County Zoning Ordinances are updated.

**Director's Report:**

- a.** 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 KGC BOS, giving final approval authority of Final Plats to the KG CPC. Amendment to Sections 2.2, 2.3, 3.3, 3.4, 3.12.2, 3.12.3, of the King George Subdivision Ordinance was approved by the KGC BOS on January 22, 2019.
- b.** Mrs. Hall stated the KG CD CD hired a new planner.
- c. Leadership Summit**
  - The KGC BOS have requested the KG CPC Chairman and Vice Chairman to attend the June 24, 2019 Leadership Summit. The KGC BOS would like the KG CPC to present on (1) What the Planning Commission does as a Commission, brief overview (2) What are the goals & initiatives of the KG CPC.
  - All KGC Boards will present a brief overview of what each Board does at the June 24, 2019 Leadership Summit, i.e. Board of Supervisors, Board of Zoning Appeals, Building

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& Fire Code Appeals, Economic Development Authority, Electoral Board, Landfill Advisory Committee, Library Board of Trustees & Meetings, Parks & Recreation Advisory Committee, Planning Commission, Service Authority Board, Tourism Advisory Committee, Wetlands Board, Wireless Authority Board, and Citizen Budget Advisory Committee.

**d. 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 KGPCPC board members are welcome to attend.
  - Mrs. Hall stated, currently, Mrs. Hall, Vice Chairman Westling, and Mr. Williams will be attending.

**Other Business:**

No other business to report.

**Adjournment:**

Having completed their agenda, Chairman Parker called for a motion to adjourn. Mr. Kendrick motioned to adjourn, seconded by Ms. Patteson, and carried by a unanimous vote of 9-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman, Westling, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Kendrick, Aye; Mr. Myers, Aye; Ms. Patteson, Aye; Mr. Wido, Aye, and Mr. Williams, Aye. The King George Planning Commission adjourned their meeting at 08:11 PM.