

THE KING GEORGE COUNTY PLANNING COMMISSION  
March 12, 2019

The regular meeting of the King George County Planning Commission (KGPC) was called to order at 7:00 PM by Chairman, Kristofer Parker in Meeting Room B of L.E. Smoot Memorial Library, located at 9533 Kings Hwy, King George, VA 22485.

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

**Members Present:** Chairman, Kristofer Parker  
Vice Chairman, Andrew Westling  
Josh Colwell  
Ross Devries  
Doily Fulcher  
Kevin Myers  
Jason Williams

**Members Absent:** Gary Kendrick  
Tara Patteson  
Steve Wido

**Quorum:**

Chairman Parker called the meeting to order at 7:00 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: February 12, 2019.

- Corrections:
  - Page 1: under Approval of Minutes, first sentence, date should be corrected to January 15, 2019;
  - Page 2: under Plan Review, a. Hopyard Section 15 Final Plat, second main bullet, King George Engineer should replace King George Engineering;
  - Page 3: under i. February 13, 2019 4-6 PM King George Company 1 Fire Department, replace second main bullet with: The KGC 2019 Comprehensive Plan Update Open House Resident Survey, consisted of six questions at the Open Houses. The KGC 2019 Comprehensive Plan

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Update Open House Resident Survey through the Survey Monkey website, consisted of three questions.

There being no further revisions, Chairman Parker called for a motion. A motion from Mr. Devries to approve the February 12, 2019 meeting minutes with revisions was made, seconded by Mr. Fulcher, and carried by a vote of 6-0-1. Each member voting as follows: Chairman Parker, Aye; Vice Chairman, Westling, Aye; Mr. Colwell, Abstain; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Myers, Aye; and Mr. Williams, Aye.

**Public Comment:**

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

- Mr. Dwight Lyons, KGC resident, stated his concerns are as follows:
  - Mr. Lyons stated as a former resident of Prince William County, he is concerned about rapid development within KGC. Mr. Lyons is concerned about, including but not limited to: growth that will impact the rural integrity of KGC, traffic, increased implementation of stop lights, commuting time, lack of schools for population growth, etc.... Mr. Lyons would like growth within KGC to be toned down. Mr. Lyons stated as a Senior Research Analyst, and after reviewing the King George County (KGC) 2019 Comprehensive Plan Update Open House Survey Responses data, it is in his opinion, that a score of 4.86 for Goal 1 – Preserving the rural characteristics of the County is staggering. Mr. Lyons stated mathematically, the more replies one receives the scores between Goals 1 – 6 should have been more numerically closer together. Therefore, for Goal 1 to be at a 4.86, the survey shows, from the responses, that preserving rural characteristics was most important to KGC residents that participated in the survey or open houses.
    - Mr. Lyons would like to know from the perspective of helping spread the word of toning down growth within KGC, what needs to be done from his standpoint.
      - Chairman Parker thanked Mr. Lyons for his comments and stated Mr. Lyons should also address his concerns to the King George County Board of Supervisors (KGCBOBOS).
- Mr. Rob Neal, KGC resident, stated his concerns are about the purchase of the old Cameron Hills Golf Course, a 256-acre property off Salem Church Road in King George. Mr. Neal stated he is aware the former King George County golf course is planned to be turned into a recreational vehicle campground with a shooting and archery range.
  - Mr. Neal stated he is disappointed and angry about the back-door method businessmen, Mr. Chris Ognek and Mr. Mike Ognek, from Spotsylvania, used to put a 25-lane shooting range under campground pretenses, side-stepping zoning ordinances. Mr. Neal stated the Ognek's have stated the shooting range is only 5% of the purchased property plans, however, the Ognek's have only promoted the shooting range and not the campground, unless it is in front of Board members, then the Ognek's promote the campground.
  - Mr. Neal's concerns are as follows, including but not limited to:
    - Overall safety of residents that live on Salem Church Road and surrounding area;
    - Decline of Property Value;

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- Overall atmospheric sounding and noise pollution, ambient noise level and the continuous sound of gun shots;
- Interplay between on and off premise alcohol consumption;
- Traffic on Salem Church Road, and
- Overall quality of life for the residents, specifically the residents & retired residents of the surrounding area.

Chairman Parker closed the floor for public comment.

**Report of the Community Planning Liaison Officer, Naval Support Activity South Potomac, Dahlgren:**

- Ms. Gail Kenson, Regional Community Planning Liaison Officer, Naval District Washington stated a replacement advertisement for Ms. Lynne Keenan's former position, Community Planning Liaison Officer, Naval Support Activity South Potomac, Dahlgren, has been posted.
- Ms. Kenson stated in reference to updating goals for the proposed KGC Comprehensive (Comp) Plan, as part the KGC & Dahlgren Joint Land Use Study (JLUS) implementation, a goal of promoting, encouraging, or requiring compatible development within the Dahlgren Settlement Area should be added.
  - Ms. Kenson stated she has been attending the JLUS meetings and has met with Mrs. Heather Hall, Zoning Administrator/Senior Planner, with King George County Department of Community Development (KGCD) and Mrs. Angela Foroughi, P.E. with Bagby, Foroughi, and Goodpasture (BFG), PLLC representing KGCD to discuss compatible development, JLUS, etc.... material.
  - Ms. Kenson will provide JLUS language to implement into the KGC Comprehensive Plan as it is being updated.
- Chairman Parker inquired if there have been guidelines for compatible development, in the past, for Board members to review.
  - Ms. Kenson stated the Department of Defense (DOD) has guidelines for compatible development for various types of noise.
    - Noise studies have been done for Naval Surface Warfare Center, Dahlgren Division (NSWCDD) and Naval Surface Warfare Center, Indian Head Division (NSWC IHD) and there are land use recommendations.
    - Ms. Kenson stated NSWCDD and NSWC IHD have energetic noise-based explosions.
      - Concussion and vibration are also associated with energetic noise-based explosions.
    - Ms. Kenson is working with the United States Army at Aberdeen Proving Ground (APG) on energetic noise-based studies vs. aircraft noise studies.
    - Ms. Kenson stated NSWC has provided noise data and Ms. Kenson will be able to provide a compatible land use report including all collective data & information to KGC.

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- Ms. Kenson stated KGCDCCD has been phenomenal to work with, i.e. informing about KGCPD meetings, JLUS coordination, and how to better improve coordination between KGC and the installation.
- Ms. Kenson stated as an installation, they want to support growth within KGC and KGC has shown they want to support compatible growth so the mission can stay intact at Dahlgren.
- Mr. Colwell inquired if the installation's goal is compatible growth or no growth?
  - Ms. Kenson stated as a Community Planning Liaison Officer her responsibility is promoting education, providing outreach, and to encourage compatible development between the unique missions at NSWCDD & NSWC IHD and the surrounding areas. Ms. Kenson stated they are cognizant of the impact the unique missions have on the community due to noise and vibration.
  - Compatible development within KGC and Dahlgren is wanted by the installation.
- Vice Chairman Westling inquired, in terms of compatible development what should the Planning Commission be aware of most, with significant consideration to the current and future KGC population and compatible growth.
  - Ms. Kenson stated residential development would not be compatible, especially near the fence line of NSWCDD due to the noise & vibration of operations and operations cease somewhere from 5-7 PM. Ms. Kenson stated this area may not be suitable for residential development.
  - In some areas close to NSWCDD, transitory commercial land use would be best suited, i.e. hotels, offices, etc...
  - Ms. Kenson stated the Department of Navy will be increasing the number of ships in the fleet within the near future, and some of the training protocol for those specific ships will only be provided at NSWCDD, therefore, there will be a population increase to the KGC/Dahlgren area.
    - This will increase the number of children that will enter into the KGC school system and housing in the surrounding area will be needed. However, factors are dependent on military personnel (and their families) active duty & full-time training duty timeframes.

**Public Hearing:**

No new public hearings.

**Plan Review:** No new plan review.

**Old Business:**

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

Mrs. Angela Foroughi, with BFG, PLLC representing KGCDCCD presented on Comprehensive Plan Updates.

Mrs. Foroughi presented a situation report that covered tasks completed in the past 30 days:

- Held second Open House on February 12, 2019; Assembled all data collected at Open House events; Reviewed EDA Strategic Plan; Revised Trailways map; Revised format for 2019 Comprehensive Plan; and Prepared working draft of 2019 Goals.

Mrs. Foroughi also covered tasks to be completed in the next 30 days:

- Complete the Appendix Text Revisions; Finalize 2019 Goals; Compiled Survey results.

**i. Trailways map**

- Mrs. Foroughi reviewed and defined the lines of the Trailways Map, including: King George Intersection Improvements, Community Services, Proposed Shared Use Path (Dahlgren Rail Spur), Dahlgren Railroad Heritage Trail (DRHT), Existing Sidewalks, Proposed Sidewalks, Nature Trails, Roadway Reconstruction, Shared Road Signage, Shared Road Signage-Comp Plan Route, Shoulder Improvements, and Roads, as listed in Figure 1.

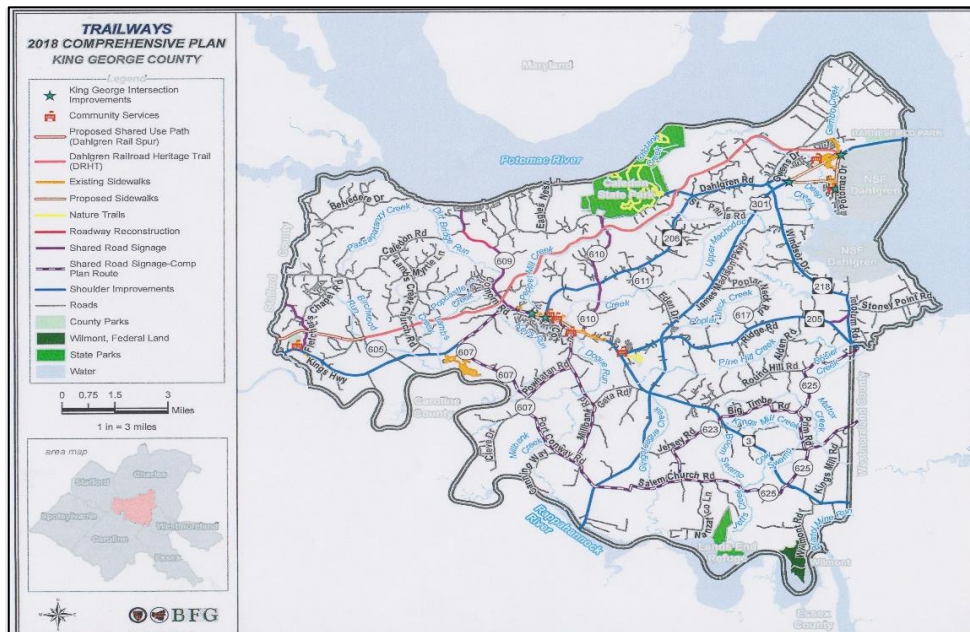
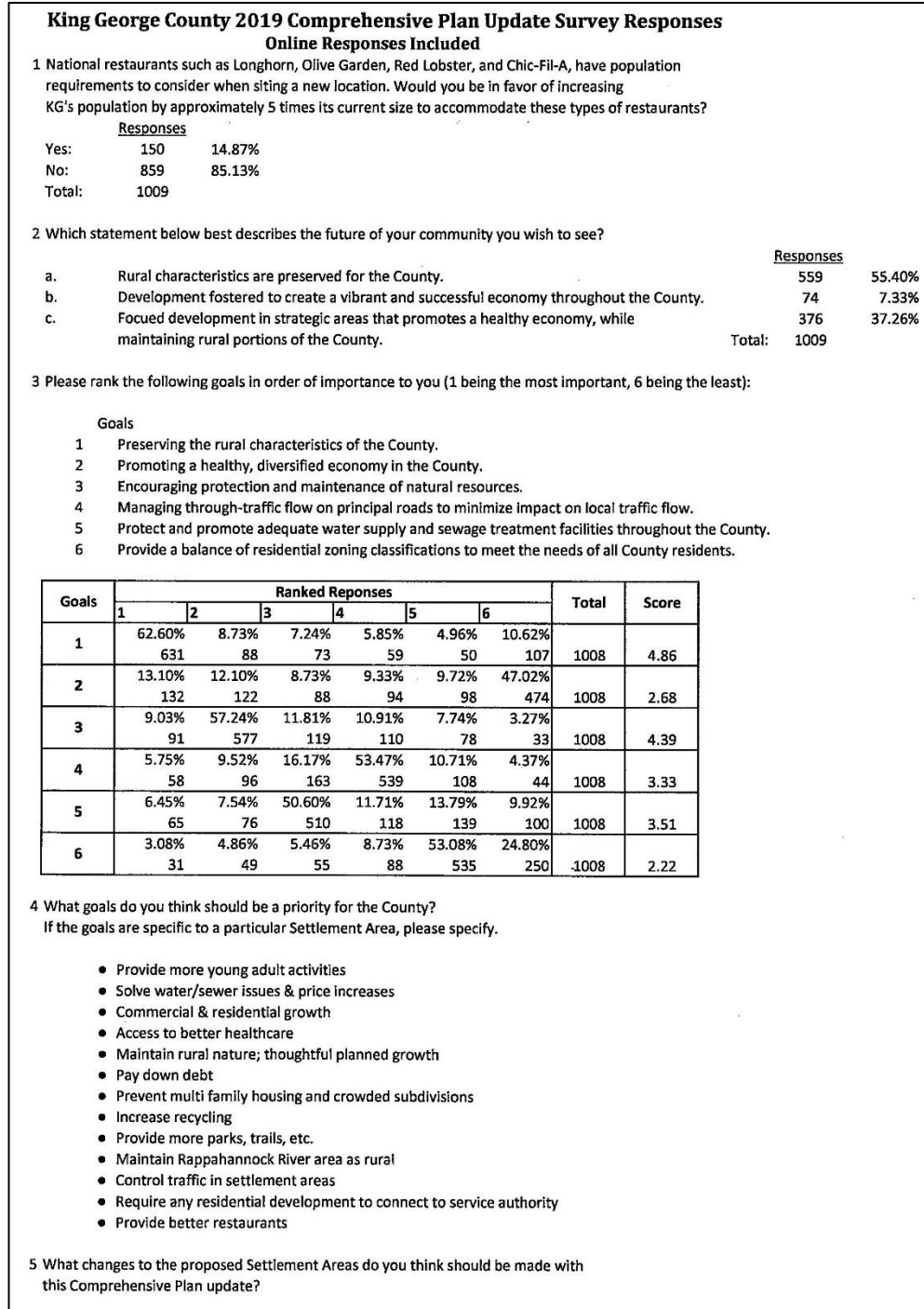


Figure 1 Trailways 2018 Comprehensive Plan KGC Map

- Mrs. Foroughi stated the significant change, from the previous comp plan Trailways map, is the expansion of the Caledon State Park nature trails. Nature trails have been updated to accurately reflect the expansion.
- Mrs. Hall stated in the past the Dahlgren Railroad Heritage Trail (DRHT) was not shown on the map due to the trail being privately owned. The DRHT is still privately owned, however, the connection has been partnered with KGC.
- Mr. Westling inquired about proposed shoulder improvements on the Trailways Map.
  - Mrs. Foroughi stated if KGC sees a need for shoulder improvements, i.e. no shoulder and in need of shoulder, in need of a wider shoulder, safety concerns, etc....., then it will be included & indicated on the current Trailways map.

- Mr. Myers would like the shoulder improvement indications on the Trailways Map to be checked with Virginia Department of Transportation (VDOT) for accuracy and completed projects.
  - Mr. Westling would like the intent for shoulder improvements to be explained further in detail, i.e. walkways, bike sharing, guard rails, etc...
  - Mrs. Hall stated if the shoulder of the roadway consists of gravel, that information should be indicated within the comp plan, so VDOT can maintain the roadway shoulder, because gravel roadways needs continued maintenance.
  - Mr. Westling inquired, in consideration of the comp plan, what does the Commission members need to focus on or further define in regards to the Trailways map, i.e. shoulder improvement lanes, shoulder improvements, general roadway improvements, maintain gravel maintenance, etc...
    - Mrs. Foroughi stated she will coordinate with VDOT to obtain specifics.
    - Mrs. Foroughi stated roadway improvements will be discussed as the Comp Plan is being updated.
    - Mrs. Foroughi stated if specifics are not currently funded within VDOT's long range plan, KGCBOS would have to state those specifics are a need for KGC.
    - Mrs. Hall inquired when it comes to the comp plan Trailways map, is there a need for text elaboration.
      - Mrs. Foroughi stated there is nothing further needed from the Board members in regards to the Trailways map text, as the map is used more for recreational purposes.
- ii. Open House Survey summary**
- The KGCD CD held two open houses by the order of the KG CPC.
    - The first KG CPC 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.
      - 30+ King George County (KGC) residents attended.
  - The second KG CPC Open House was 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 CD & KG CPC Open House(s) discussed, including but not limited to: KG CPC 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. Overall, the survey received around 1000 KGC citizen responses. The KGC 2019 Comprehensive Plan Update Open House Resident Survey ended on March 01, 2019 and KGCD CD & BFG, PLC (representing KGCD CD) collected and collaborated survey data.
  - Mrs. Foroughi discussed survey results with Board members and survey results are available to the public for review, as seen in Figure 2 and 3 below.

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*Figure 2 KGC 2019 Comp Plan Update Survey Responses Online Responses Included 01 of 02*

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● Route 3 & 301

- Move proposed line to include Map #25-139 (100 acre parcel) owned by John & Vel Burgess
- Provide more business on 301-South
- Limit development

● Dahlgren

- Solve traffic issues around base
- Designate Dahlgren as marijuana corridor when legal

● Misc.

- Limit traffic flow in all settlement areas
- Comprehensive plan should cover all areas of county

6 What other additions, deletions, or changes to the current Comprehensive Plan would you like to see with this update?

- Strategic plan to add growth & business to county
- Traffic control
- Plan for water debt
- Upgrade internet
- Better tax plan
- Stop special interest projects
- Require more developers to make proffers to county
- Add proposed changes onto a map

Misc. Comments:

- Take out sliver of Rails to Trails from Dahlgren
- Designate Rails to Trails as a park or alternative transportation corridor
- Railroad extends West on GIS
- Rails with Trails - Western part of county - active rail. Stafford draft comp their plan as Rails with Trails.
- Map 31 Trailways - Add Rails to Trails layer.

Figure 3 KGC 2019 Comp Plan Update Survey Responses Online Responses Included 02 of 02

- KGCPD inquired how Miscellaneous Comments were recorded.
  - Mrs. Foroughi stated miscellaneous comments were recorded at the open houses by KGCD, KGCPD, & BFG, PLLC representatives. Recordings were then compiled, condensed, and recorded by BFG, PLLC.
- Mrs. Foroughi stated she will review and list all of the individual responses (and if responses were numerous listed), received from KGC residents, for question Number 4 – What goals do you think should be a priority for the County? – as it will help KGCD & KGCPD prioritize what KGC Citizens want or need.
- Mr. Fulcher stated, concerning comments to Number 4, i.e. move proposed line to include Map #25-139, he is concerned about drawing hard lines on King George County Dahlgren Settlement area maps. Mr. Fulcher stated KGC residents are seeing certain settlement areas are potentially more valuable or will be potentially more valuable than other settlement areas when residents see the hard lines.
  - Mrs. Hall stated property owners can come to the KGCD and require an amendment to include their property area in the comprehensive plan settlement area.

**iii. 2019 Comp Plan Table of Contents**

- Mrs. Foroughi reviewed the 2019 Comp Plan Appendix Table of Contents and Table of Contents.



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- Mrs. Foroughi stated from the previous comp plan, Goals for, each section will be listed first, then, Plan for, each section will be listed second, for example: Chapter II: Population and Economy A) Goals for Population and Economy B) Plan for Population and Economy.
- Mr. Colwell inquired if there will be an Executive Summary.
  - Mrs. Foroughi stated she will revise the Table of Contents to include an Executive Summary and Maps as it was listed in the previous comp plan.

It was the consensus of the Board members that the Table of Contents and Appendix Table of Contents are arranged accordingly.

**iv. 2019 Comp Plan DRAFT Goals**

- The 2019 Comp Plan Draft Goals was delineated and sent out via email to KGC Departments for review. KGC Departments were given a respond by date of March 01, 2019 for comments or revisions.
  - Responses have been received from: KGCD CD, Dr. Young with King George County (KGC) Administration Office, KGC Parks and Recreation, KGC Service Authority, KGC Economic Development & Tourism, and KGC Engineer.
  - Responses are still needed from: KGC School Board, KGC Fire & Rescue, KGC Facilities, KGC Solid Waste & Recycling, L.E. Smoot Memorial Library, and VDOT.
    - Mrs. Foroughi will send a full department list to KGCD CD for review. KGCD CD will notify departments that have not sent responses.
- Mr. Myers stated corrections should be made under section V. Goals for Utilities, under Number 4. ...., encourage the availability high-speed internet should be listed as encourage the availability high-speed internet is listed in section VI. Goals for Community Services and Facilities, under Schools/Education, under Number 2.
- Vice Chairman Westling inquired about solar farm & solar paneling.
  - Mrs. Hall stated it would be listed under (zoned) Agricultural by special exception and there are certain requirements that are needed, i.e. connect to the grid, etc. .... Final and deciding factors would be given by the KGCBOS.

**New Business:**

**a. Standards of Conduct**

- Mrs. Hall, stated the proposed 2019 Standards of Conduct from the King George County Board of Supervisors (KGCBOS) was passed out to the KGCP board members at the January 15, 2019 KGCP meeting for the Board members review.
- After reviewing the proposed 2019 Standards of Conduct, it was the consensus of the KGCP 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 KGCP Board members.
- The 2019 Standards of Conduct will be further reviewed by KGCP Board members and will be reexamined at the April 09, 2019 KGCP meeting. Mr. Eric Gregory, King

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George County Attorney, with King George County Administrative Office will attend the meeting and answer the Board members concerns and questions.

**Director's Report:**

- a. Mrs. Hall stated the KGCD CD hired a new planner.
- 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, Vice Chairman Westling, Mr. Williams, and Mrs. Hall will be attending.

**Other Business:**

No other business to report.

**Adjournment:**

Having completed their agenda, Chairman Parker called for a motion to adjourn. Mr. Devries motioned to adjourn, seconded by Mr. Colwell and carried by a unanimous vote of 7-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman, Westling, Aye; Mr. Colwell, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Myers, Aye, and Mr. Williams, Aye. The King George Planning Commission adjourned their meeting at 08:28 PM.