

THE KING GEORGE COUNTY PLANNING COMMISSION  
April 09, 2019

The regular meeting of the King George County Planning Commission (KGPC) was called to order at 7:02 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 (via telephone)  
Louis Pancotti, Planner  
Jaci Fish, Recording Secretary

**Members Present:** Chairman, Kristofer Parker  
Vice Chairman, Andrew Westling  
Ross Devries  
Doily Fulcher  
Joseph Gaborow  
Gary Kendrick  
Kevin Myers  
Tara Patteson  
Jason Williams

**Members Absent:** Josh Colwell

**Quorum:**

Chairman Parker called the meeting to order at 7:02 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: March 12, 2019.

There being no revisions, Chairman Parker called for a motion. A motion from Mr. Devries to approve the March 12, 2019 meeting minutes was made, seconded by Mr. Williams, and carried by a vote of 6-0-3. Each member voting as follows: Chairman Parker, Aye; Vice Chairman, Westling, Aye; Mr. Devries, Aye; Mr. Fulcher, Aye; Mr. Gaborow, Abstain; Mr. Kendrick, Abstain; Mr. Myers, Aye; Ms. Patteson, Abstain, and Mr. Williams, Aye.

**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:**

- 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.
  - In the meantime, Ms. Kenson will be the Naval Support Activity South Potomac, Dahlgren Point of Contact (POC) and will be actively working with King George County Department of Community Development (KGCD) staff.

**Public Hearing:** No new public hearing.

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

**Old Business:**

**a. Standards of Conduct – Eric Gregory, County Attorney**

- Mrs. Hall, Zoning Administrator/Senior Planner, with KGCD, stated the proposed 2019 Standards of Conduct (SOC) from the King George County Board of Supervisors (KGCBS) 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 King George County (KGC) boards and guidance for KGCP Board members.
- Mr. Eric Gregory, King George County Attorney, with King George County Administrative Office was present to answer Board members questions and concerns.
- Chairman Parker inquired about the necessity of the SOC document.
  - Mr. Gregory stated the document is a directive from the KGCBS for every KGC Board & Commission member to adopt and sign.
  - Mr. Gregory stated Board members are not required to sign the SOC by Virginia Law, however, the KGCBS would like each KGC Board & Commission to adopt and sign.
    - For particular line items within the SOC, language can be revised to reflect the Board members standards.
    - Language within the SOC, has been routinely adopted in the past by KGC Boards & Commissions.
      - SOC language was not written by Mr. Gregory.
- Chairman Parker inquired if there is a violation of the Standards of Conduct by a Board member how is legal recourse taken, i.e. reported, adjudicated, investigated, etc.....
  - Mr. Gregory stated this is a code that would be adopted and enforced by the Planning Commission only.
  - The Standards of Conduct is not a legal code or enforceable under Virginia Law.
    - The SOC is a self-governance tool for the Planning Commission to follow and impose over itself.
  - There is no legal recourse, except for what is stated in Number 14 of the Standards of Conduct.
    - Number 14: To abide by the King George County Code of Ethics and Standards of Conduct and further **provide appropriate mechanisms for disciplining members who violate the Code of Ethics and/or Standards of Conduct** through the adoption of resolutions of disapproval citing the provisions of the Code of Ethics or Standards of Conduct of **which the governing body determines a member has violated**.
      - Mechanisms can be implemented by the Planning Commission (PC) to enforce an alleged mis-conduct within the PC only.
      - Ms. Patten inquired what is an appropriate mechanism.
        - Mr. Gregory stated an example of an appropriate mechanism is, theoretically, the Planning Commission has the ability to vote off a Planning Commission Board member if an alleged violation of the SOC is egregious enough.

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- Voting off a Board member is an example of an appropriate mechanism.
- Mr. Gregory stated any line items within the SOC that are in question should also be appropriately addressed with the KGCBOS.
- It was the consensus of the Board members that revisions need to be made to the Standards of Conduct language, including but not limited to: Number 3, 4, 5, 10. For example: Number 4. **Attend all** regularly -scheduled meetings of the Board or committees which you have been assigned, resigning whenever personal circumstances preclude regular attendance.
  - Language needs to be revised to employ a format that fits the Planning Commission's characteristics, role, and standards.
  - Vice Chairman Westling stated SOC language should be clear and applicable to the Planning Commission.
- The 2019 Standards of Conduct will be further reviewed by Board members. Feedback, from Board members, will be forwarded to Chairman Parker, which will be vetted accordingly.
- The 2019 Standards of Conduct and Code of Ethics will be further reviewed by KGPC Board members and will be reexamined at the May 14, 2019 KGPC meeting.

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

Mrs. Angela Foroughi and Mr. Brett Cox, P.E. with BFG, PLLC representing KGCD CD presented on Comprehensive Plan Updates.

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

- Completed 2019 Comprehensive Plan Draft, including adding/updating the Executive Summary; Merged the Comprehensive (Comp) Plan and Appendix Table of Contents; Completed Appendix test revisions; Compiled Open House Data w/ web survey results.

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

- Review 2019 Comprehensive Plan Draft with Community Development Staff; Present 2019 Comprehensive Plan Draft to Planning Commission; Complete update to all maps.

**i. Open House Survey responses**

- The KGCD CD held two open houses by the order of the KGPC.
  - The first KGPC 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 KGPC 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 & KGPC Open House(s) discussed, including but not limited to: KGPC 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 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

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Update Open House Resident Survey ended on March 01, 2019 and KGCD & BFG, PLC (representing KGCD) 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 1 and 2 below (Pie Charts were newly implemented).

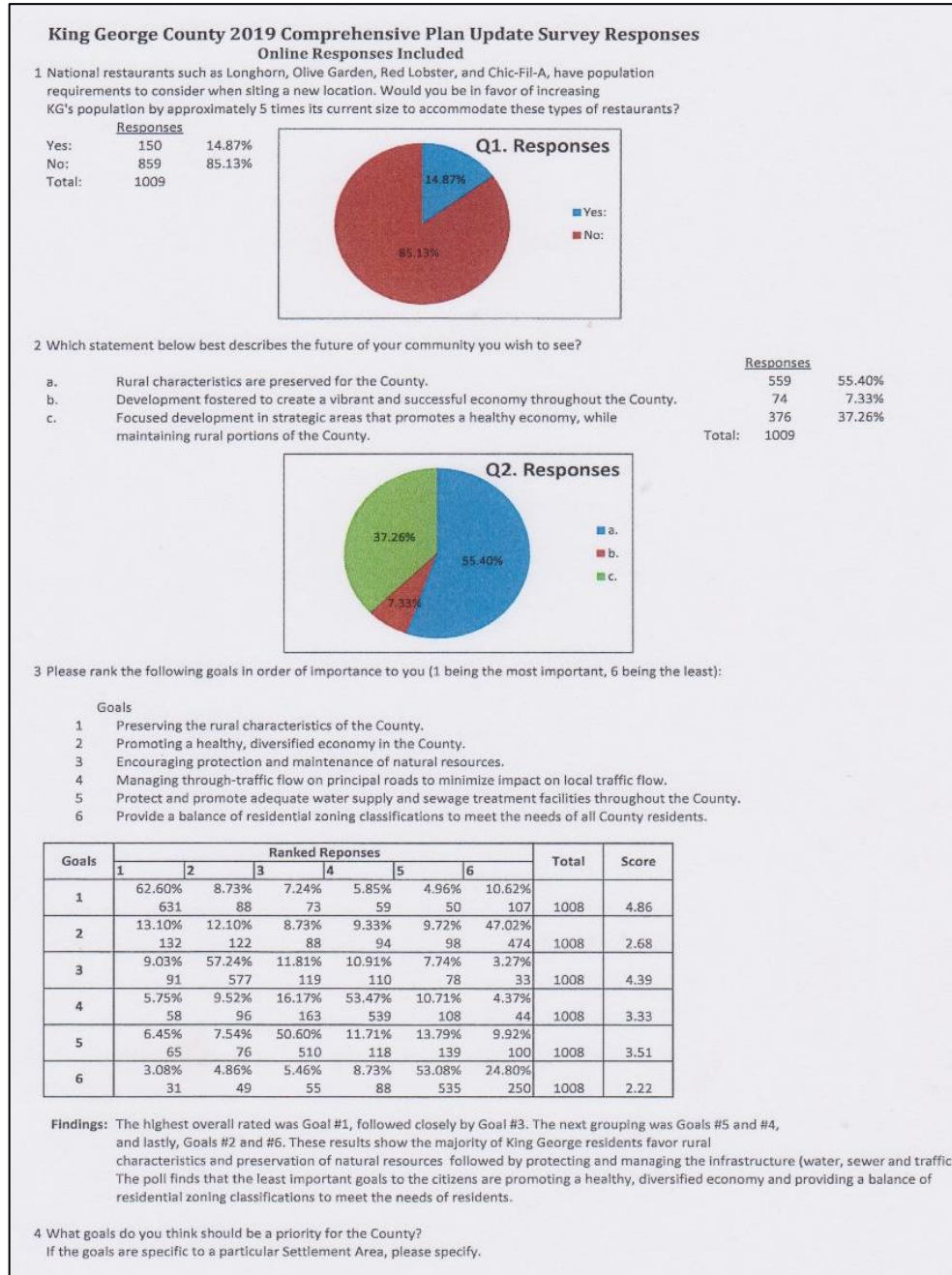
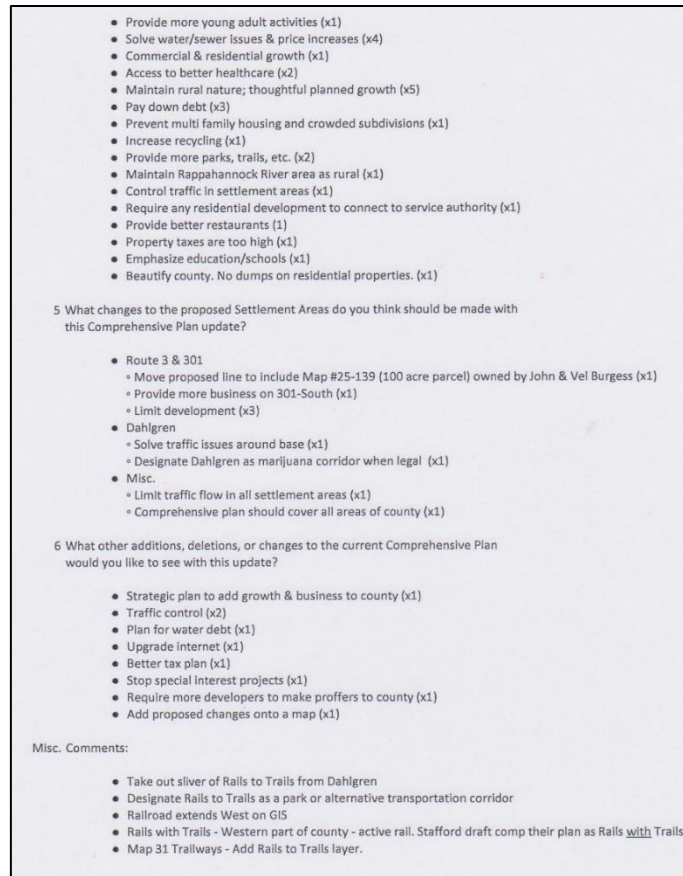


Figure 1 KGC 2019 Comp Plan Update Survey Responses Online Responses Included 01 of 02

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

- Mrs. Foroughi and Board members reviewed a list of all unaltered individual responses (and if responses were numerous listed), received from KGC residents, for questions Number 4 – 6: (4) What goals do you think should be a priority for the County; (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?
  - Vice Chairman Westling inquired if KGC residents are still able to provide their feedback about the KGC 2019 Comp Plan Update to the KGCD.
    - Mrs. Foroughi stated even though feedback for KGC 2019 Comp Plan Update Survey Responses Online Responses ended on March 01, 2019, KGC residents are still welcome to provide their views by commenting during the public comment portion of KGCP meetings or by email, phone, or in person to the KGCD.

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

- Mrs. Foroughi and Mr. Cox stated under Chapter I Background on the Comprehensive Plan D) Summary of Land Use Concepts and Concerns was added.
- Table of Contents (I – VII) & Appendix (A – O) were merged.
- Mrs. Foroughi and Mr. Cox stated on page 35, Number 14. Promote compatible land uses proximate to NSF Dahlgren through the establishment of a Military Overlay Zoning District was added.
- Mr. Fulcher inquired about the meaning of Land Use in Chapter III.

- Mrs. Foroughi stated it was taken from the last Comp Plan.

**iii. 2019 Executive Summary of the Comp Plan**

- Mr. Fulcher stated he would like to see more controlled development, i.e. rural neighborhoods (10+acreage per lot size) within KGC. Mr. Fulcher stated densely populated areas within KGC are only becoming denser within the primary settlement areas. Mr. Fulcher further stated, the more clustering of neighborhoods and homes, is placing the county in a position where more money will have to be spent to support the comprehensive plan due to addition of sewer and water treatment plants, etc.....
  - Mr. Cox stated within the KGC Capital Improvement Plan (CIP) there is money going towards the water & sewer treatment plants that will provide capacity for KGC development.
    - A map within the Comp Plan provides current water & sewer sources. Future water & sewer treatment sources are referenced by text within the Comp plan.
  - Mr. Devries stated Walnut Hill subdivision is a good example of neighborhood clustering where the neighborhood is close to KGC water & sewage tie in and the developer pays for tying into KGC water and sewage (not the county).
    - Mrs. Hall stated Oakwood Estates and Wall Nut Hill developments were not rezoning applications, the developments were by-right cluster subdivisions.
    - Mrs. Hall stated developments like Hopyard Farms, rezoned land from agricultural to residential high density with provided proffers.
- Mrs. Foroughi stated major revisions within the Executive Summary of the KGC Comprehensive Plan – 2019 Update are in dark red font.
  - Mrs. Foroughi stated responses have been received from all KGC department heads and responses have been included in the revision.
- Mr. Kendrick stated he would like the word **allow** to be revised to **consider** on page 7, D. Summary of Land Use Concepts and Concerns; Concept for Future Land Use in the County: Number 2 and 3.
  - Mr. Kendrick stated the word allow, implies the right to develop residential units, etc....
  - It was the consensus of the Board members to revise the word **allow** to **consider**.
- Chairman Parker inquired about page 38, number 16. County staff will develop and present for adoption by the Planning Commission and Board of Supervisors, a Zoning Ordinance amendment to include a Military Overlay Zoning District. Overlay District will be coordinated with NSW Dahlgren.
  - Mrs. Hall stated this is a component of the JLUS study, working in concert with Ms. Gail Kenson, Regional Community Planning Liaison Officer, Naval District Washington.
  - This comment is to help those who purchase property within KGC for noise and sound vibration i.e. foundation requirements for new development, etc...
- Mr. Myers inquired about page 39, a. Provide for a full range of housing choices for all income groups, families of various sizes, seniors, and persons with special challenges **through a combination of Public Private Partnerships (PPP), mixed-use options, and all retirement/age-in-place developments to meet the needs of the County's diverse population.**

- Mrs. Foroughi stated the addition was from Mr. Gandy with King George County's Economic Development Authority (EDA). Language within the Comp plan helps the County apply & receive grant funding.

**iv. 2019 Comp Plan DRAFT Goals**

- Mrs. Hall stated Board members should review the revised comprehensive plan, with updated Appendix, within the next 10 days and send KGCD CD their comments, edits, or questions.
  - Mrs. Foroughi stated BFG, LLC (representing KGCD CD) will compile the Board members feedback and provide a revised document to the Board members within a week thereafter, approximately by May 03, 2019.
- Vice Chairman Westling inquired about a project tracker for the Comprehensive Plan.
  - Mrs. Foroughi stated the 2018-19 Comprehensive Plan Update – Status Report is the approved form of updating the Planning Commission.
    - With the inclusion of being on the KGCD CD meeting agendas to provide feedback about completed tasks and tasks to be completed.
  - Mrs. Foroughi stated the KGC Comprehensive Plan – 2019 Update is 100% updated (drafting & updating from: all KGC Department heads, other agencies input, maps, etc....), with the exclusion of updated table of contents numbers and Board members feedback.

**New Business:**

- a. Chairman Parker welcomed Mr. Joseph Gaborow as the new Shiloh District Planning Commission Board representative. Mr. Gaborow replaced Mr. Steve Wido. Mr. Wido served out his term.
- b. Chairman Parker inquired about political sign zoning-ordinance-sign-regulations, i.e. how long can political signs go up before an election and how long can political signs stay in yards, etc.
  - Mrs. Hall stated as part of the KGC zoning-ordinance-sign-regulations, Section 3.11. Sign Regulations., political signage may be displayed anywhere on the lot for ninety (90) days from the date of issuance.

**Director's Report:**

**a. Certified Planning Commissioner Program**

- Mrs. Hall stated the Planning Commissioner Program was held in Richmond, VA at Virginia Commonwealth University.
  - Mrs. Hall stated, Vice Chairman Westling, and Mr. Williams attended.
- b. Mrs. Hall welcomed Mr. Joseph Gaborow as the new Shiloh District Planning Commission Board representative.

**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. Myers 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. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Myers, Aye, Ms. Patteson, Aye, and Mr. Williams, Aye. The King George Planning Commission adjourned their meeting at 08:40 PM.