

# MINUTES

## Zoning Ordinance Text Amendment Committee

Wednesday, April 09, 2025, at 3:00 p.m.



### Call to Order at 3:10 PM

#### Roll Call

##### ZOTAC Members Present

Lisa Biever  
Glenn Cramer  
Chris DeLoach  
Julie Gibson  
Shawn Palivoda

Ed Frank (Not Present)  
Allen West (Not Present)

##### Administration Staff

Matthew J. Smolnik, County Administrator  
Jaci Fish, Kelli Le Duc, Lucie Tuthill, and Kenny Vaughn

### Discussion on Land Use and Subdivision Regulations in County Planning Meeting

- The next meeting will be held at the Sheriff's Office in the multi-purpose room on Wednesday, April 16, 2025, at 3:00 PM.

#### Summary:

At the meeting on April 9th, participants discussed updates and action items related to county development, fire and rescue impacts, population growth, zoning regulations, and comprehensive planning. Key topics included student housing statistics, fire call estimates from new developments, subdivision ordinances, land use taxation implications, and the need for a comprehensive plan update.

#### Action Items Review

Lucy presented findings related to student accommodation from Title & Company.

- Discussion on fire and rescue costs per new unit built (0.4 calls/year).

#### Student Housing Statistics

- Hopyard Farm: 438 students in 255 houses (out of 900 total homes).
- Presidential Lakes: 511 students in 295 houses (out of >800 homes).

#### Fire Rescue Call Estimates

- Each new residential unit generates approximately one call per year based on current data.

Those interested in attending this meeting who may need an interpreter or hearing assistance equipment due to a hearing impairment should contact our office at 540- 775-9181 (TDD 540-775-2049) by noon on the Friday before the meeting.

The meeting will be held in the Board Room of the Revercomb Building, 10459 Courthouse Drive, King George, VA 22485.

A final agenda with all supporting documentation will be available on the county's website at [kinggeorgecountyva.gov](http://kinggeorgecountyva.gov).

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### Population Growth Analysis

- Research conducted indicates a slight population growth above average in the area.

### Zoning Regulations Discussion

- Current zoning lacks requirements for school funding or development impact fees.

### Recommendations for Revisions

- Suggested cash profit policy to guide rezoning decisions before general funding discussions commence.

### Comprehensive Plan Update Necessity

- Emphasis on updating the county's comprehensive plan due to outdated information.

### Budget Considerations

- Comprehensive plan review estimated at \$150K; concerns over budget constraints discussed.

### Land Use Taxation Issues

- Discussion about revenue loss due to land use programs affecting county finances; potential roll-back taxes if properties are subdivided after being under land use taxation.

### Development Rights Program Proposal

- Future recommendations should consider a Purchase Development Rights (PDR) program, and funding sources for such initiatives should be discussed.

### Position Paper Drafting Plans

- Agreement reached to draft a position paper summarizing key points discussed during the meeting for further review by board members.

### Conclusion:

The meeting highlighted significant issues regarding housing statistics, emergency service demands from new developments, necessary updates to zoning laws, and comprehensive plans. There is a consensus that addressing these topics is crucial for effectively managing community growth while ensuring adequate services are maintained. The proposal for a PDR program was noted as an important consideration moving forward.

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### Recommendations to the Board of Supervisors

- Draft Paper with Accompanying Redline KGC Subdivision Codes.
- Two more meetings are needed to make a finalized Recommendation to the KGCBOS.
- Recommendation of a Full Comprehensive Plan
- Purchasing Development Right Program (PDR) on a future CIP or as an Ordinance.
  - Recommendation to plan for the future and determine funding sources.
- Remove Major Subdivisions from A1 and A2. Keep major subdivisions in R1, R2, and R3.
- Maintain rural characteristics of the County.

Adjournment at 4:05 PM.

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