

MINUTES

Zoning Ordinance Text Amendment Committee

Wednesday, April 30, 2025, at 3:00 p.m.



Call to Order at 3:00 PM

- Mr. Smolnik called the meeting to order at 3:00 PM and noted that a quorum was present and that this would be the final meeting of the Zoning Ordinance Text Amendment Committee.

Roll Call

ZOTAC Members Present

Glenn Cramer
Chris DeLoach
Ed Frank
Shawn Palivoda

Lisa Biever (Not Present)
Julie Gibson (Not Present)
Allen West (Not Present)

Administration Staff

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

Discussion Summary:

- Mr. Smolnik stated that Ms. LeDuc issued a work draft of the summary of recommendations. Ms. Le Duc opened the floor for committee comments and asked for comments on the grandfathering language proposed by Mr. West.
 - Mr. Palivoda stated the recommendations were well worded and looks forward to what Mr. Stuart, County Attorney, says.
 - Mr. Palivoda stated that after conversations with Ms. Gibson, Ms. Gibson prefers not to have the grandfathered language.
- Mr. Frank stated that when the Board of Supervisors started with the initiating resolution, they wanted to control development, contain growth, and maintain the rural integrity of the County. Mr. Frank said he would like to keep the numbers 20-10-5. He stated the schools are at capacity, and if a new school were in the process of being built, it would take around three to four years to build. Therefore, he would like to keep the numbers at 20-10-5.
 - Mr. Frank stated that the growth rate needs to be specified.
- Mr. DeLoach stated he does not favor grandfathered rights, and his recommendation is for 2-4-10. Mr. DeLoach noted that the school system is at capacity.
- After review, the committee unanimously decided not to write grandfathered language and to keep the grandfathered language as a topic for public hearing discussion.
- Mr. Palivoda stated it is a step back to change the density, which affects everyone.

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.

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- Mr. Smolnik stated that the committee's official recommendations, concerns, and ideas will be incorporated in the recommendations to the Board of Supervisors.
- Mr. Frank stated that the Board of Supervisors ran on not raising taxes, and he does not see the taxes increasing with the board members in place. He believes in improving the sizes of the agriculturally zoned lots. The citizens of King George are looking for fewer rooftops and are not concerned with density. Mr. Frank stated that the citizens are looking for change, and the 20-10-5 can help slow the county's growth and keep its rural character. 20-10-5 can seem aggressive, but Mr. Frank stated he could compromise to the 2-4-10.
- Mr. Smolnik stated that if the ZOTAC recommendations (as of April 30th) go forward, major subdivisions from A-1, A-2, and A-3 will be removed.
- Mr. Palivoda stated there is an opportunity to stop developments like the ones on Route 611 in its tracks without affecting half of the county. Mr. Palivoda noted that going from two to four is a lot of acreage. The county has 56% of A2 zoning.
- Mr. DeLoach stated that more houses are not the answer; it is the issue.
- Mr. Palivoda stated that the recommendation from ZOTAC, as presented, excludes the grandfathered language.
 - Mr. Frank and Mr. DeLoach are open to changing the minimum lot size in A2 from 2 to 4 acres.
 - It was the general concern of all committee members about the impact on the schools, as the schools are at capacity

Recommendations to the Planning Commission and the Board of Supervisors

- Recommendation of a Full Comprehensive Plan Update
- Remove Major Subdivisions from A-1, A-2, and A-3. Allow major subdivisions in R1, R2, and R3.
- Maintain rural characteristics of the County.
- Remove grandfathered language from the recommendations, though keep it as a discussion point for the planning commission public hearing.
- Discuss increasing the minimum lot size in A2. Noted from Mr. Frank and Mr. DeLoach, two acres to four acres.
- General concerns from the committee members are about the schools being at capacity and the impact on public safety.

Mr. Smolnik adjourned the meeting at 3:39 PM.

It is important to note that the ZOTAC Meeting held on April 30, 2025, was the final meeting.

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