

THE KING GEORGE COUNTY PLANNING COMMISSION
June 11, 2019

The regular meeting of the King George County Planning Commission (KGPC) was called to order at 7:03 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
Bradley Hudson, Director of Community Development
Louis Pancotti, Planner
Angela Foroughi, Planner
Jaci Fish, Recording Secretary

Members Present: Chairman, Kristofer Parker
Vice Chairman, Andrew Westling
Ross Devries
Joseph Gaborow
Gary Kendrick
Kevin Myers
Tara Patteson
Donald Watkins Jr.
Jason Williams

Members Absent: Josh Colwell

Quorum:

Chairman Parker called the meeting to order at 7:03 PM and noted there was a quorum. Following the pledge of allegiance, Ms. Patteson led an invocation.

Commendation for Mr. Doily Fulcher:

On behalf of the KGPC, Chairman Parker presented Mr. Fulcher a King George County (KGC) Commendation for Mr. Fulcher's commitment, dedication, participation, and service (August 2010 – April 2019) as a Planning Commission Board member. Chairman Parker also expressed appreciation to Mr. Fulcher for his unselfish contributions to KGC as a KGPC Board member. KGPC expressed admiration for Mr. Fulcher's continuous efforts to define excellence through active support and participation in the service of the County.

Approval of Minutes:

Approval of King George County Planning Commission meeting minutes included: May 14, 2019.

There being no revisions, Chairman Parker called for a motion. A motion from Mr. Devries to approve the May 14, 2019 meeting minutes was made, seconded by Mr. Kendrick, and carried by a vote of 6-0-3. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Westling, Abstain; Mr. Devries, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Myers, Abstain; Ms. Patteson, Abstain; Mr. Watkins, Aye, 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: Nothing to report.

Public Hearing:

a. Capital Improvement Program (CIP) FY 2020-2024

The KGC CIP FY 2020 – 2024 was addressed as follows:

King George Parks & Recreation, Mr. Christopher R. Clarke, Director of Parks &

Recreation: Mr. Clarke addressed projects in need of funding through the CIP. The importance of funding order is listed below. Including but not limited to:

- (1) The first urgent funding request is for KGC Tennis Court Reconstruction. The tennis court is 20+ years old and has gone through numerous repair work. Mr. Clarke stated the tennis courts need to be redone and the estimated cost, for total reconstruction, is around \$250,000.
 - This is Parks & Recreation highest priority and urgent funding request.
 - All courts would be replaced; the existing fence would remain.
 - Pickleball lines would also be added.
 - Because of danger from large sized cracks throughout the tennis courts, KGC High School Tennis Team may not be able to host matches or practice on courts for 2019 – 2020.
- (2) For FY21 – 22, the second necessary request is for Barnesfield Park lighting replacement (Diamonds). Currently the lights are 25 years old and are at a 30/20 candlelight power. Mr. Clarke is asking for 50/30 candlelight power replacement lights (light-emitting diode (LED)). Replacement also includes a 25+ year guarantee and is economical. Replacement lights would be for fields B and C.
- (3) The third future request is for Sealston Sports Complex Upgrades, i.e. children's playground (for ages 2 – 12) and sand volleyball court. Mr. Clarke stated the Sealston Sports Complex is the only complex without a playground. Playground would be adjacent to the existing picnic shelter.
- (4) The fourth desirable request is for Sealston Sports Complex lighting. Mr. Clarke stated, this includes the baseball/softball diamonds and soccer fields. Mr. Clarke stated, currently, two of the diamonds have lighting. The lighting request is for the other two existing diamonds and all soccer fields at the Sealston Sports Complex.
- (5) Mr. Clarke stated development of Cedell Brooks, Jr. Park continues. Parks & Recreation would like to turn the existing animal pound, at Cedell Brooks, Jr. Park, into an education center.
 - Mr. Clarke stated Parks & Recreation is looking for grants to fund the education center project, however, it is the hope of Parks & Recreation that funding will be provided by approval from KGCP & KGCBOS through the CIP.
 - Mr. Clarke stated, ideally, he would pursue receiving donations for time and services from contractors; however, Parks & Recreation would pay for cost for product materials through the CIP funding.

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- (6) The sixth future request is for a new community recreation center. The citizen center is 40 years old and the Quonset Hut is 60 years old. Both have gone through numerous repairs. Mr. Clarke is proposing a larger center to be built. A larger center would combine the functions of the two existing centers and would house numerous other functions during programming and non-programming hours.
- (7) The last future request is for a KGC dog park. A dog park would be a safe and responsible place for citizens to unleash their dogs. A potential site would be near the King George County Animal Control center.

King George County Schools (KGCS), Robert B. Benson, PhD, Superintendent of King George County Public Schools: Dr. Benson addressed items in need of funding through the CIP. Including but not limited to:

- (1) The first urgent request is for King George Elementary School Roof Replacement. The roof has met its life expectancy, at 23 years. Numerous repairs have been made over the years, yearly at \$4,000. Leaks are reoccurring (gym, purple pod, etc..) and continue to be a disruption throughout the school year. Roof replacement would be completed predominately in the summer, the rest of the work would be throughout the school year.
- (2) The second urgent request is for school bus replacement. Dr. Benson stated there is a need to replace the school busses by 10% each year (6 buses). Funding is needed so buses do not reach a cap on mileage (around 185,000-200,000 miles) or fail more frequently. There are roughly 66 buses in the fleet.
- (3) The third urgent request is for the capability to complete Phase II of division phone replacement system. The current system, Iwatsu Phone System, has reached its end of life expectancy. The first phase has been completed. The request is on a phase approach funding schedule.
- (4) The fourth necessary request is for an expansion of security cameras and security cameras for the elementary schools. King George County Schools have received Department of Education grants (three of the five years applied) which allowed installation of security cameras. The security cameras can be accessed by police or EMS from any location in case of an emergency. Determination & notification of grants applied for are not distributed until late September of the applicable school year, therefore, CIP funding is requested.
- (5) The fifth necessary request is for an Americans with Disabilities Act (ADA) Accessible Playground(s). The Special Education Advisory Committee (SEAC) and KGC Special Education staff would like all three elementary schools to have an ADA (accessible) playground(s).

King George County Administration, Neiman C. Young, PhD., County Administrator with KGC County Administration Office: Dr. Young addressed two urgent items in need of funding through the CIP. Including but not limited to:

- (1) The first urgent request is for Document Scanning Project. Currently, KGC historical documents are at risk for deterioration and potentially loss. The Document Scanning Project will allow staff to scan & digitize documents, offering best services for storing and sharing

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files online. Thus, simplifying the request & receivable process for KGC staff and citizens. Ultimately, making access & management of historical documents safe and secure.

- (2) The second urgent request is for the remodel of the Board Room of the Revercomb Building. Remodeling of the building would bring the Board Room up to date electronically, technologically, and physically. Since 1985, there has not been any type of renovation. Having the right tools and technology to streamline each meeting will make each meeting successful for government bodies within the county.
 - o Renovations include but are not limited to: Audio & Visual; Painting; Replacing Carpet; Replacing Blinds, and Seating.
- (3) KGCPD inquired about the Trailways Feasibility Study (TFS). TFS implementation is a future request. In 2016, a planning firm was hired to review and advise how to address congestion concerns near Dahlgren and install intermodal paths i.e. trail & path development (bike, walking, running) process. It is the recommendation of Dr. Young that TFS can be addressed at a later time, for CIP funding, due to cost of the planning firms' recommendations.
- (4) Mr. Devries inquired about the Purkins Corner/Oakland Park WWTP Decommissioning. The Purkins Corner/Oakland Park WWTP Decommissioning has moved to a future priority. Dr. Young stated decommissioning has moved to a future priority because the King George County Service Authority (KGCSA) is taking a different approach to its capital projects. KGCSA is currently working with KGC financial advisors to obtain a KGCSA bond and finance the bond with KGCSA funding instead of KGC funding. The anticipation is the bond will be approved and the Director of KGCSA will move forward with the bond and next year decommissioning will not be on the KGC CIP.
- (5) Chairman Parker inquired about the Financial System Software project. Dr. Young stated currently the financial system is not up to standards and financial software needs to be replaced. Dr. Young stated due to other pressing project needs, within the county, the financial system can wait for one more fiscal year and will be addressed in the future.
- (6) Mr. Myers inquired about the Ralph Bunche School. Dr. Young stated Administration are in discussions and a letter of intent will be issued to a non-profit organization to repurpose and renovate the Ralph Bunche School. The Ralph Bunch School is kept on the CIP in case the non-profit organization is unable to support the renovation.

Information Technology (IT), Mr. Chris Pines: Mr. Pines addressed items in need of funding through the CIP. Including but not limited to:

- (1) The first urgent request is for a County-wide VoIP (Voice over Internet Protocol) Phone system. Mr. Pines stated currently the phone system is outdated and needs to be replaced.
- (2) The second urgent request is for County Network & Communication Redundancy/Resiliency. County Network & Communication Redundancy/Resiliency funding request supports communications continuity, supports resilient "always available communications", and redundancy, which means, that additional or duplicate communications assets share the load or provide back-up to the primary asset.
 - o Communications resiliency is an important aspect of KGC overall operations. Network redundancy and diversity can help continue to function properly in emergency situations.

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- KGC must ensure networks are resilient in order to maintain operations and fulfill overall missions.
 - County Network & Communication systems running & backed up; updated firewalls, multiple generators, each KGC office desk having back-up batteries, etc...
 - Efficient communication via satellite & 4G (fourth generation of broadband cellular network technology, succeeding 3G)).
- (3) For FY 22-23, Mr. Pines is requesting funding for maintenance or upgrading the Meraki Switches and firewalls. The Meraki Switches provide performance, network visibility, and remote troubleshooting. Maintenance would help with county security cameras and accessing footage remotely.

King George County Circuit Court, Vic Mason, Clerk of the Circuit Court: Honorable Hon. Charles V. Mason. Hon. Mason addressed one item in need of funding through the CIP. Including but not limited to:

In making the request, Hon. Mason is representing King George Circuit Court Judge: Hon. Herbert M. Hewitt, Presiding Judge; General District & Juvenile Courts; Juvenile and Domestic Relations District Courts; Commonwealth Attorney; Combined Courts Clerk; Child Protective Services, and Sherriff Dempsey for court security and juvenile intake.

- (1) The only urgent request is to replace the King George County Court Building. The current building was built in 1922 and has had numerous renovations. Hon. Mason stated the current building has outlasted its public and judiciary usefulness. It holds the juvenile intake, Commonwealth Attorney office, and combined courts: general district, juvenile, and circuit courts.
- A 2017 space assessment showed 58,000 square feet is needed because of the work load.
 - The current building is 24,000 square feet, 42% of the size needed.
 - The current building cannot address persons with disabilities because the size of the halls (egress, etc..). Each court has a separate need.
 - Courthouse Security & Judicial Safety is a secondary reason why a new court facility is needed. Court security personnel, judges, and defendants wait in the same hallway (as seen in Figure 1 below). Mr. Mason stated there is no way to remedy expansion in the current building.



Figure 1 Courthouse Security and Judicial Safety

- Thirdly, technology improvements are needed; the current building cannot facilitate technological improvements.
- New building requirements:
 - All represented parties, would like to have one new combined facility, close to the KGC Sheriff's Department, 10445 Government Center Boulevard, King George, VA 22485.
 - The general district courtroom will need to be the largest. The juvenile courtroom and waiting parties' room would need to be the smaller of the courtrooms.
 - The circuit courtroom would need to be the second largest, as it is the only courtroom that requires a jury.
 - Other larger areas need to be provided, so jury assembly can take place, etc...
- New building options:
 - 50,000 sq. ft. option;
 - 63,000 sq. ft. option;
 - Alternate Option: Dr. Young addressed the alternate option. Dr. Young stated KGCBOS developed the alternate option for a new courthouse facility solution.
 - Repurpose existing KGC building, i.e. Revercomb Building. This would include relocating current KGC staff from the Revercomb building, repurpose the Revercomb building to facilitate the KGC Circuit Court. KGC Staff would then be relocated to a renovated existing building, i.e. Old KGC Middle School, 8562 Dahlgren Road, King George, VA 22485.
 - Infrastructure Study: Study includes developing a new courthouse, plus deciding what to do with existing KGC deteriorating buildings, i.e. KGC School Board (Old King George County Elementary) and Old KGC Middle School buildings.
 - All courthouse facility options will remain on the CIP, so KGCBOS can determine best decisions & best CIP funding options.

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Dr. Young stated it is urgent that a new courthouse facility be developed this year, 2019 -2020, therefore, it is Dr. Young's recommendation that KGPCPC determine if a new courthouse facility is needed for 2019 – 2020.

King George Fire and Rescue (KGF&R), Chief David Moody: Chief Moody addressed projects in need of funding through the CIP. Including but not limited to:

- (1) The first request is for an Ambulance Replacement Program. Chief Moody stated the fleet has seven ambulances, and KGF&R transport on average 1600-1800 sick persons every year. In 2018, 1800 persons were transported to a surrounding hospital. Seven ambulances are needed at one time due to redundancy, i.e. maintenance, ambulance rotation, etc.... KGF&R transport to Mary Washington Hospital, Charles Regional, Stafford Hospital, the free-standing clinic on Lee Hill, and Spotsylvania Regional. The goal is to prevent wear on tear on all ambulances and promote healthier vehicle dependability. Another objective is to replace ambulances before reaching or on 200,000 miles. Replacing an ambulance every seven to eight years is a goal for the program. Chief Moody would like to replace 5 ambulances costing \$250,000 per ambulance.
- (2) The second request is for new Fire and Rescue Facilities. Chief Moody would like to replace the Company 2 station (Dahlgren Road (Rd)). The current facility was not designed for a 24-hour, 365-day operation. Chief Moody would like to get the Company 2 station off of Dahlgren Rd because of heavy traffic and structure. KGF&R are tracking a location for a future Company 2 station. Land acquisition and operational costs are not budgeted in the current request but is needed when the fiscal year allows.
 - o One station cannot fit all trucks and vehicles, leaving the crew to make multiple stops for a call.
- (3) Company 4 station is a non-existent station and is a funding request for KGF&R. Company 4 station would potentially cover the Shiloh and Jersey area. Currently, Company 1 covers 113 square miles of the 183 square miles of the county. Therefore, there is a need for a new station for better response times, etc...
 - o A new company station would reduce insurance ratings on property insurance.

Mrs. Hall, Zoning Administrator with King George County Department of Community Development (KGCD) stated an electronic CIP FY20 – FY24 spreadsheet will be sent to each Board member via email. Mrs. Hall directed Board members to rank the project titles, per agency, in priority. Rankings for project consideration are considered to be: Urgent (1-2); Necessary (3-4); Needed, but not required (5-6); Desirable (7-8); Future Consideration (9-10). Board members rankings will be due by June 18, 2019. KGCD will compile information received, average the rankings, and have information ready for KGPCPC review on July 09, 2019 for recommendation to KGCBOS.

Chairman Parker opened the floor for public comments. No public comments noted.

b. Case Number 19-01-Z01 Zoning Ordinance Text Amendment to Section 1.9 Definition of Terms, Section 2.9.3 and Section 2.10.3 Commercial uses permitted by Special Exception and Section 2.12.2 Industrial Uses by Right to include Data Centers. Amendment to add Section 4.17 Data Centers.

- Mrs. Hall, Zoning Administrator/Senior Planner, with KGCD CD stated, currently, Data Centers are not listed or defined in the KGC Zoning Ordinance.
- Mrs. Hall stated KGCD CD staff recommends the following changes to be made to Section 1.9 Definition of Terms, Section 2.9.3 and Section 2.10.3 Commercial uses permitted by Special Exception and Section 2.12.2 Industrial Uses by Right to include Data Centers.
- Section 1.9 Definitions shall be amended to include – Data Centers: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a Data Center.
- After research, KGCD CD staff determined that Data Centers are best suited in the Industrial Zoning Districts; Section 2.12.2; Uses permitted by right. Data Centers require Industrial infrastructure; such as public water, noise allotment, high electricity usage, etc....
- However, some Commercial Zoning Districts might also be suitable for Data Centers as well, therefore, it was determined Commercial Zoning Districts (C-1 and C-2) would be permitted by Special Exception. Section 2.9.3 and Section 2.10.3 Commercial uses permitted by Special Exception. Having this use permitted by Special Exception allows for special consideration on a case by case basis. The Special Exception permit also allows for additional conditions of the permit that may be site specific.
- Mrs. Hall stated Data Centers should have supplemental regulations, therefore, Section 4.17 require Data Centers shall meet the following standards:
 - Shall be connected to public water system if a water-based cooling system is utilized.
 - Power generators, water cooling systems, storage facilities and other mechanical infrastructure shall not be visible from any adjacent street, use or building.
 - Generator testing shall be limited to weekdays between 8:00am and 5:00 pm.
 - Due to the high demand on electricity approval from the Electric purveyor shall be obtained prior to permitting.
- Mrs. Hall stated within KGC; the Industrial Park meets the environmental & physical standards. Mrs. Hall stated connecting to the public water system is acceptable.
- Mrs. Hall stated KGC would like to be a contender for incorporating a Data Center, though there is not a current application at this time.

It was the consensus of the Board members that Industrial Uses by Right to include Data Centers, Commercial uses permitted by Special Exception, and Industrial Zoning are best suited for KGC.

Chairman Parker opened the floor for public comments. No public comments noted.

After review, Chairman Parker called for a motion. Ms. Patteson motioned to forward Case Number 19-01-Z01 Zoning Ordinance Text Amendment to Section 1.9 Definition of Terms, Section 2.9.3 and Section 2.10.3 Commercial uses permitted by Special Exception and Section 2.12.2 Industrial Uses by Right to include Data Centers. Amendment to add Section 4.17 Data Centers to KGCBOS with recommendation for approval, seconded by Mr. Watkins and carried by a vote of 8-0-1. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Westling, Abstain; Mr. Devries, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Myers, Aye; Mr. Watkins, Aye, and Mr. Williams, Aye.

Plan Review:

a. Plat of Subdivision for Hopyard Farm Section 8, located on a 29.6443-acre portion of Tax Map 23-3-A4.

- Mrs. Angela Foroughi, P.E. – BFG, PLLC representing KGCD CD presented. Mrs. Foroughi reviewed summary of information and KGC GIS maps showing Tax Map 23-3-A4 & parcel layout. Mrs. Foroughi stated Section 8 is located on Tax Map 23-3-A4 and is 29.6443-acres, across from Section 14.
- The property is zoned R-3 (multi-family dwelling) and will be a cluster subdivision.
- The property will be developed in accordance with the residential cluster provisions per King George County Zoning Ordinance, Article 11, Residential Cluster Provisions.
 - The property is compliant with cluster provisions, as it meets having 6500 sq. ft. lots, minimum lot width of 60 feet, and open space of 45%.
- By proffer Hopyard needs to have 602.65 acres of open space; Section 8 dedicates 16 acres of open space.
 - To date, there are 440.92 acres of open space, which counts Section 8, but does not include Section 15.
- Mrs. Foroughi stated in Parcel F of Tax Map 23-3-A4, there will be a KGCSA pump station.
- Resident sediment control has been reviewed and approved; Stormwater management has not been revised, remaining the same; Access to the site is provided by Port Conway Rd; Lots will be serviced by Public Sewer and Water-Plan has been approved by the KGCSA & KGC Engineer; Wetlands and RPA have been delineated- there are no wetlands disturbance in Section 8 and minimum RPA disturbance.
- To date Hopyard has proffered 898 units.
 - Section 8 will create 49 new lots, 4 common area parcels-totaling over 16 acres, and 4 acres of right away.

The final plat has met all the administrative requirements and is in general conformance with the preliminary plan. VDOT, KGCSA, and KGC Engineer have all approved the final plat. Therefore, it is the KGCD CD recommendation that the KGCP C approve the Plat of Subdivision for Hopyard Farm Section 8, located on a 29.6443-acre portion of Tax Map 23-3-A4.

Chairman Parker inquired about construction phase occurring before KGCP final plat approval. Mrs. Hall stated Hopyard has gone through the preliminary administrative process review and with meeting permit requirements, can disturb the land. Hopyard can early grade on site (ensuring a level base or foundation, neighborhood improvements, or surface drainage) so lots can be sold. Traditionally, KGCD has allowed this to happen if there is preliminary administrative process review and contractor meet permit requirements.

Chairman Parker opened the floor for public comments. No public comments noted.

After review, Chairman Parker called for a motion. Vice Chairman Westling motioned to approve Plat of Subdivision for Hopyard Farm Section 8, located on a 29.6443-acre portion of Tax Map 23-3-A4, seconded by Mr. Williams, 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. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Myers, Aye; Ms. Patteson, Aye; Mr. Watkins, Aye, and Mr. Williams, Aye.

b. Plat of Subdivision for Extended Stay My Place Hotel as newly created Tax Map 9-9-10B, taken from subdividing and adjusting Tax Maps 9-9-5 and 9-9-10.

- Mrs. Foroughi – BFG, PLLC representing KGCD presented. Mrs. Foroughi reviewed Tax Maps 9-9-5, 9-9-10, and newly created Tax Map 9-9-10B. Mrs. Foroughi stated the area is zoned C1 and C2 (Retail Commercial District & General Trade District). By boundary line adjustments and subdividing, developers would like to develop an Extended Stay My Place Hotel on newly created Parcel 9-9-10B, taking away from (Tax Maps) 9-9-5 and 9-9-10 parcels.
- Developers would like to place a 3-story hotel, which would be over 29,000 sq. ft. of gross floor area on a 9800 sq. ft. footprint. The proposed plat does contain over 1.5 acres, as the subdivision will create one new lot.
 - The minimum area requirement is 5,000 sq. ft. with a minimum lot of 50 ft. and the proposed plat meets requirements.
- The project will be serviced by public sewer and water; KGCSA has reviewed and approved the project.
- Since the hotel is in a subdivision, there is no right of way, access to the site will be through private internal roads (Consumer Roadway and Market Center) – VDOT has approved the application & plans.
- The erosion sediment control plan is compliant with requirements.
- Stormwater Management is compliant with KGC Zoning Ordinances Article 13, Stormwater Management.
- Wetlands and RPA were delineated – there are no Wetlands or RPA on site.

The final plat meets all administrative requirements. VDOT, KGCSA, and KGC Engineer have approved the final plat. Therefore, it is KGCDCCD recommendation that KGCPCC approve the Plat of Subdivision for Extended Stay My Place Hotel as newly created Tax Map 9-9-10B, taken from subdividing and adjusting Tax Maps 9-9-5 and 9-9-10.

Chairman Parker opened the floor for public comments. No public comments noted.

After review, Chairman Parker called for a motion. Mr. Devries motioned to approve Plat of Subdivision for Extended Stay My Place Hotel as newly created Tax Map 9-9-10B, taken from subdividing and adjusting Tax Maps 9-9-5 and 9-9-10, seconded by Ms. Patteson and carried by a vote of 8-0-1. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Westling, Abstain; Mr. Devries, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Myers, Aye; Ms. Patteson, Aye; Mr. Watkins, Aye, and Mr. Williams, Aye.

c. Extended Stay My Place Hotel Site Plan, Tax Map 9-9-10B as created by subdivision and boundary line adjustments to Tax Map 9-9-5 and 9-9-10.

- Mrs. Foroughi – BFG, PLLC representing KGCDCCD presented. Mrs. Foroughi reviewed Tax Maps 9-9-5 and 9-9-10 (site plans) and stated the area is zoned C1 and C2 (Retail Commercial District & General Trade District). Mrs. Foroughi reviewed the overall plan. Developers would like to place a 3-story hotel, which would be over 29,000 sq. ft. of gross floor area on a 9800 sq. ft. footprint.
 - 69 parking spaces are required and will be implemented.
- Mrs. Foroughi reviewed boundary line adjustments to show the Tax Map 9-9-10B parcel layout.
- Wetlands and RPA were delineated – there are no Wetlands or RPA on site, therefore, it is compliant with KGC Zoning Ordinances, Article 8. Chesapeake Bay Preservation Area Overlay District. The project will be serviced by KGC public water & sewer and KGCSA has reviewed and approved the project. Since the hotel is in a subdivision, access to the site will be through private internal roads (Consumer Roadway and Market Center) – VDOT has reviewed & approved the application. The erosion sediment control plan is compliant with requirements. Stormwater Management is compliant with KGC Zoning Ordinances Article 13, Stormwater Management. Landscape is compliant, as 6% of the lot was to be landscaped– Mrs. Foroughi reviewed the landscape plans (projected landscaping at 12%). Lighting is dark sky compliant with KGC ordinances.

The site plan meets all administrative requirements. VDOT, KGCSA, and KGC Engineer have approved the final plat. Therefore, it is KGCDCCD recommendation that KGCPCC approve the Extended Stay My Place Hotel Site Plan, Tax Map 9-9-10B as created by subdivision and boundary line adjustments to Tax Map 9-9-5 and 9-9-10.

Chairman Parker inquired about Extended Stay My Place brand. Mr. Craig K. Larson, Chief Operating Officer with Cornerstone Hospitality stated Extended Stay My Place is a new & developing hotel brand with headquarters in South Dakota. Currently, there are 60 Extended Stay My Place hotels open West of the Mississippi River. There are 100 hotels developing in the near future. Mr. Larson stated an Extended Stay My Place hotel, in the Dahlgren area, fits the market for government & contractors employees.

- The price range will be \$70-140 per night (General Services Administration (GSA), per diem, Standard Rate of \$94 for Lodging - www.gsa.gov).
- Offering a 64-unit prototype with full kitchens.

Vice Chairman Westling inquired what an extended stay means to Mr. Larson. Mr. Larson stated an extended stay can be a 7, 30, or 90 day/night stay. Mr. Larson stated the area is in need for an extended stay hotel, however, the hotel would be conducive for either an individual or family.

Chairman Parker opened the floor for public comments. No public comments noted.

After review, Chairman Parker called for a motion. Mr. Devries motioned to approve Extended Stay My Place Hotel Site Plan, Tax Map 9-9-10B as created by subdivision and boundary line adjustments to Tax Map 9-9-5 and 9-9-10, seconded by Mr. Kendrick and carried by a vote of 8-0-1. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Westling, Abstain; Mr. Devries, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Myers, Aye; Ms. Patteson, Aye; Mr. Watkins, Aye, and Mr. Williams, Aye.

Old Business:

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

Mrs. Angela Foroughi, 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:

- Present revised Draft to Planning Commission – prepare for recommendation to KGCBOS; Revised language to soften – Changed should and must to encourage, promote or similar words; Made presentation to the KGCBOS to request authorization for KGCP C to hold a Public Hearing on the 2019 Comprehensive Plan.

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

- Make revisions requested by KGCBOS; Prepare for KGCP C Public Hearing.

Mrs. Foroughi stated Ms. Gail Kenson, Regional Community Planning Liaison Officer, Naval District Washington had concerns about softening language in reference to 2019 Comp Plan, Military Installation Area; therefore, a KGCBOS and NSF Dahlgren, Ms. Gail Kenson, joint working session has been scheduled for June 24, 2019; Chairman Parker is required to attend, KGCD CD staff, & Mrs. Foroughi will also attend.

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- Chairman Parker inquired about KGCBOS concerns.
 - Mrs. Foroughi stated KGCBOS stated the proposed Dahlgren Settlement Area (DSA) was a KGCBOS concern. Mrs. Foroughi reviewed maps with KGCBOS and discussed proposed DSA background and summary.
 - Ms. Kenson, on behalf of NSF Dahlgren, discussed, with KGCBOS, JLUS requirements and the purpose of JLUS, which is compatible development and sustaining the military mission.
 - Ms. Kenson also discussed Military Overlay District (MOD) development.
 - The goal of the June 24, 2019 joint work session is to create a path forward in regards to 2019 Comp Plan language, Proposed Settlement Areas, and obtain KGCBOS approval to hold a KGCP public hearing to address the KGC 2019 Comp Plan.
 - Mr. Kendrick stated the opening for Community Planning Liaison Officer, Naval Support Activity South Potomac, Dahlgren has been filled.
- b. Standards of Conduct – Kris Parker, Chairman**
- Chairman Parker requested the Board members to continue to review the proposed 2019 Standards of Conduct (SOC) and provide feedback prior to July 09, 2019 KGCP meeting.
 - 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 will be further reviewed by KGCP Board members and will be reexamined at the July 09, 2019 KGCP meeting.

New Business: No new business.

Director's Report:

- a.** Mrs. Hall stated KGCBOS is not going to hold a public hearing for July 2019. Mrs. Hall stated since KGCBOS is not meeting in July 2019, Phase I of renovations will be made to the Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George County Virginia 22485. Therefore, the July 09, 2019 KGCP meeting will be held at King George County, Department of Fire, Rescue, and Emergency Services Company 1 Fire and Rescue Station located at 8122 Kings Hwy, King George, VA 22485.

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 Ms. Patteson, and carried by a unanimous vote of 9-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Westling; Mr. Devries, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Myers, Aye; Ms. Patteson, Aye; Mr. Watkins, Aye, and Mr. Williams, Aye. The King George Planning Commission adjourned their meeting at 08:53 PM.