

AGENDA

King George County Planning Commission

Tuesday, November 12, 2024, at 7:00 p.m.

Board room of the Revercomb Building (10459 Courthouse Drive, King George, VA 22485)

CALL TO ORDER

- Roll call and determination of Quorum
- Pledge of Allegiance
- Invocation

APPROVAL OF MINUTES

- August 13, 2024

CITIZEN PUBLIC COMMENT PERIOD

- Comments will be limited to three minutes per person, to afford everyone an opportunity to speak. If comments relate to a specific public hearing item, we ask that you offer those comments at the time of the public hearing.

DISCUSSION ON PUBLIC COMMENT

COMMUNITY PLANNING LIASON OFFICER, NAVAL SUPPORT FACILITY SOUTH POTOMAC, DAHLGREN

- Mr. Adam Lynch

PUBLIC HEARINGS

- None

OLD BUSINESS

- None

NEW BUSINESS

- Presentation – Application Z-2024-00184, Gibson Solar Special Exception. *Applicant Ryan Gilchrist, Open Road Renewables*
- Presentation – Application Z-2024-00218, Harwood Solar Special Exception (Battery Energy Storage Facility). *Applicant Cyrus Tashakkori, Open Road Renewables*

STAFF REPORTS

- Attached

COMMITTEE REPORTS

- None

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

A final agenda with all supporting documentation will be available on the county's website at www.kinggeorgecountyva.gov.

COMMISSION REPORTS

- None

OTHER/FUTURE BUSINESS

- Determination of Public Hearing applications to schedule for December 10, 2024 Planning Commission meeting

ADJOURNMENT



AUGUST 13, 2024 – ACTION ITEM MINUTES

KGPC Members Present: Chairman Kristofer Parker; Vice Chair Jason Williams; Joseph DaCorta; Denise Flatley; Ian Fox; Gary Kendrick; Roger Knicely; Brett Maffett; Shawn Palivoda.

KGPC Members Not Present: Mr. Kevin Myers, James Madison District.

Staff Present: County Administrator, Matthew J. Smolnik; and Lucie Tutill, Planner.

Call to Order:

- Call to Order at 7:00 PM by Chairman Kristofer Parker in the Board Room of the Revercomb Building located at 10459 Courthouse Drive, King George, VA 22485.

Quorum:

- Chairman Parker noted there was a quorum of the KGPC.

Pledge of Allegiance: ALL

Invocation:

- Invocation led By Mr. Jason Williams

Public Comment:

- No Public Comment Noted

KGPC Meeting Minutes:

14 May 2024 KGPC Meeting Minutes, approved 8-0-1.

Chairman Parker called for a motion. Ms. Flatley motioned to Approve the May 14, 2024, KGPC Meeting Minutes. Seconded by Mr. DaCorta. Motion passed by a vote of 8-0-1 as follows: Chairman Parker, Aye; Vice Chairman, Jason Williams, Aye; Joseph DaCorta, Aye; Denise Flatley, Aye; Ian Fox, Aye; Gary Kendrick, Aye; Roger Kniceley, Aye; Brett Maffett, Aye; Stanley Palivoda, Abstain.

King George Planning Commission

June 11, 2024, Meeting Minutes, approved 6-0-3

Chairman Parker called for a motion. Mr. Kendrick motioned to Approve the June 11, 2024, KGPC Meeting Minutes with amendments. Seconded by Mr. DaCorta. Motion passed by a vote of 6-0-3 as follows: Chairman Parker, Abstain; Vice Chairman, Jason Williams, Aye; Joseph DaCorta, Aye; Denise Flatley, Aye; Ian Fox, Aye; Gary Kendrick, Aye; Roger Kniceley, Abstain; Brett Maffett, Aye; Stanley Palivoda, Abstain.

Amendments include:

- Page 1, amend to show Ms. Flatley attended the June 11, 2024, KGPC Meeting.
- Page 5 and 6, amend to show Ms. Flatley voted aye for the public hearing.

Noted:

The King George County Planning Commission unanimously agreed that a summary of meeting minutes would be sufficient instead of verbatim minutes.

Public Hearing: Addition of Chapter 15 of the King George County Code entitled Waters, Sewers, and Sewage Disposal by adding Article V entitled Fats, Oils, and Greases, Approved 8-0-1

- FOG Inspector Hired
- The Service Authority have purchased new software to help monitor and track FOG
- Business owners will keep track of companies to pump out grease.
- Fats, oils, and grease will be added to Article V of Chapter 15.
- Public hearing scheduled for the August 20th Board of Supervisors meeting.
- The health department regulates private systems. It does not regulate public systems which are monitored by DEQ.
- FOG was not regulated before the enactment of this emergency ordinance. Causing the current condition of our sanitary sewer or wastewater treatment plants.

Chairman Parker opened the floor for the public hearing portion of the meeting for Chapter 15 of the King George County Code entitled Waters, Sewers, and Sewage Disposal by adding Article V, entitled Fats, Oils, and Greases for Public Comment. No Public Comments noted. Chairman Parker closed the floor to the public. Chairman Parker opened the floor for KGPC Discussion.

After discussion Chairman Parker called for a motion. Mr. Kendrick motioned to forward to the Board of Supervisors a recommendation to approve and finalize the King George

County Code Chapter 15, Article V, Fats, and Oil and Grease ordinance. Seconded by Mr. Fox. Motion passed by a vote of 8-0-1 as follows: Chairman Parker, Aye; Vice Chairman, Jason Williams, Aye; Joseph DaCorta, Aye; Denise Flatley, Aye; Ian Fox, Aye; Gary Kendrick, Aye; Roger Kniceley, Aye; Brett Maffett, Aye; Stanley Palivoda, Abstain.

Old Business: None

New Business: None

Informational Items:

The new community development director and a new zoning administrator for King George County will start on Monday, August 19th, Kelli LeDuc (Director of Community Development and Subdivision Agent) comes to King George County from New Kent and Kenneth Vaughn (Zoning Administrator) comes to King George County from New Kent.

Adjournment:

Chairman Parker called for a motion to adjourn. Mr. Kniceley motioned for the KGCPC to adjourn to their next scheduled meeting. Seconded by Mr. Fox. Motion unanimously passed by a vote of 9-0 as follows: Chairman Parker, Aye; Vice Chairman, Jason Williams, Aye; Joseph DaCorta, Aye; Denise Flatley, Aye; Ian Fox, Aye; Gary Kendrick, Aye; Roger Kniceley, Aye; Brett Maffett, Aye; Stanley Palivoda, Aye.

The public can find the Verbatim Meeting Minutes [by clicking on this link.](#)

Community Development



DIRECTOR'S REPORT – NOVEMBER 2024 –PLANNING COMMISSION

Department Updates:

Staff Announcements and Current Staff Listing

On October 23, 2024, the County Building Official and his staff hosted a Building Code update seminar in conjunction with Hanover County. Approximately 35 professionals from around the region were in attendance.

- Sierra Harvey's last day with the department was October 25, 2024. Chandra Arellano has been promoted to Senior Permit Technician/Office Manager.
- Lucie Tuthill joined the department in May as a Planner.
- Kyle Critzer joined the department in August as a Permit Technician.
- Kyle Wagner joined the department in August as a Building Inspector.
- Kenneth Vaughan, Jr. joined the department in August as a Senior Planner and Zoning Administrator.
- Kelli Le Duc joined the department in August as Director and Subdivision Agent.

Planning/Zoning

Kelli Le Duc, Director of Community Development, Subdivision Agent
Kenneth Vaughan, Jr., Senior Planner, Zoning Administrator
Lucie Tuthill, Planner

GIS

Kyle Conboy, GIS Manager
Dave Birge, GIS Analyst

Building

Rick Herron, Building Official
Travis Self, Combination Residential Building Inspector
Kyle Wagner, Building Inspector
Charles Bullock, Building Inspector

Permit Technicians

Chandra Arellano, Senior Certified Permit Technician/ Office Manager
Sara Steppe, Permit Technician
Kyle Critzer, Permit Technician
Corinne Phillips, Scanning Technician

September Permit intake:

Residential Permits	Monthly Total	Last Month YTD Total	Current Month YTD Total
New SF Dwellings	13	101	114
Duplex/ Triplex	0	1	1
Townhouse	0	0	0
Apt. Build	0	0	0
Occupancy Permits	10	149	159
Deck/Porch/Sunroom	5	78	83
Garage/Shed	7	20	27
Finished Basement	5	23	28
Pool	2	17	19
Solar Panels	11	15	26
Elec/Plumb/Mech	24	127	151
Amendments	18	88	106
Misc. Building	9	83	92
Commercial Permits	Monthly Total	Last Month YTD Total	Current Month YTD Total
New. Commercial	1	10	11
Misc. Commercial	5	41	46

Other	Monthly Total	Last Month YTD Total	Current Month YTD Total
Private Wells	9	69	78
Demo	2	10	12
Farm Exemption Permits	2	6	6
New Business/Home Occupation	7	78	85

Total Permits for the Month	131	107	490
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Planning and Zoning Applications	Boundary Line Adjustments	Single-Lot and Minor Subdivision	Major Subdivisions	Family Subdivisions	Site Plans and Land Disturbance Permits
September 2023	1	1	0	0	4
September 2024	1	2	0	0	2

September Inspections:

Month	Number of Inspections	Daily Average
September 2020	417	18.95
September 2021	554	24.09
September 2022	485	23.19
September 2023	565	24.57
September 2024	374	18.70

New Water and Sewer Connections:

Nine (9) water/sewer connections were made in September 2024 to the King George County Service Authority system.

A **total of fifty-one (51)** connections have been made this calendar Year.

Current Rezoning Requests & Special Exceptions Applications:

Green Energy Ventures, Tax Map 21 Parcels 49 & 73 and Tax Map 22 Parcel 46A from A-1 to Industrial (I) with proffers. Tax Map 22, Parcel 49A to be included in proffer statement. Proposed uses include a data center, water treatment plant, and other industrial uses. The applicant is Green Energy Ventures, LLC. (6th Submittal under review)

Gibson Solar Special Exception, Tax Map 33, 34, 35, 39 and 40, totaling 47 parcels in the Shiloh District. 132-Megawatt utility scale solar project. The applicant is Open Road Renewables. (Presentation at PC, awaiting Public Hearing)

Harwood Solar Special Exception, Tax Map 17, Parcel 27. Proposed uses are battery storage energy facility, switchyard, and associated substation in Industrial zoned property. The applicant is Open Road Renewables. (Presentation at PC, awaiting Public Hearing)

Dahlgren West Innovation Hub Special Exception and Rezoning, Tax Map 17, Parcels 24, 27, 27A, and 72. Proposed use is a data center campus and associated substations. The applicant is Dahlgren Innovation Hub. (1st Submittal Under Review)

Westbrooke Homes Rezoning/Arnold's Corner, Tax Map 24, Parcels 15J, 15S, 15T, 15F, 15N, 15B. Request to conditionally rezone 19.01 acres from R-1 and R-3 to R-3 and C-1. Proposed development of 121 single family dwelling attached townhome units, 8,500 SF of commercial retail space and 3,582 SF of commercial fast food restaurant space with drive thru. The property is accessed by Route 3 Kings Highway and Hover drive. Public Water and Sewer. Proffers, Fiscal Impact Analysis and Traffic Impact Analysis provided. (1st Submittal under review)

Davis Hill Development/Daisy Lane Solar, Tax Map 15, Parcel 16. Application is for a Special Exception for a solar energy, medium scale facility. (1st Submittal under review)

TRW Marine, Tax Map 9, Parcel 76. Application is to rezone the property from R-1 to C-2 and proposed use is Equipment Sales (boats), Rental and Repair. (1st Submittal under review)

Caledon Solar Special Exception, Tax Map 8, Parcel 1. Application is for a Special Exception for a solar energy, utility scale facility. (1st Submittal under review)