PLANNING COMMISSION
WEDNESDAY, NOVEMBER 12, 2025, AT 6:30 P.M.
BOARD ROOM OF THE REVERCOMB BUILDING
10459 COURTHOUSE DRIVE
KING GEORGE, VA 22485

MEETING AGENDA

CALL TO ORDER
- Roll call and determination of Quorum
- Pledge of Allegiance & Invocation
- Election of Vice Chair for the remainder of 2025

APPROVAL OF MINUTES
- October 14, 2025

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, please offer them 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 HEARING
- **Resolution PC-18-25, Ordinance Amendment OA-02-25**

ITEMS DEFERRED FROM PREVIOUS MEETINGS

SPECIAL PRESENTATIONS
- **Recognition of Outstanding Service** presented to Jason Williams

OLD BUSINESS

NEW BUSINESS
- **Presentation –** Application Z-2025-00304, Powhatan Road Solar Special Exception. *Applicants*

STAFF REPORTS
- November 2025 Director's Report attached

COMMITTEE REPORTS

COMMISSION REPORTS
- **Commissioner Joseph DaCorta –** request for a joint study group to research alternative models for County-based land conservation

OTHER/FUTURE BUSINESS

ADJOURNMENT
- The Planning Commission's next regular meeting is scheduled for Tuesday, December 9, 2025 at 6:30 P.M.

ACTION MINUTES

King George County Planning Commission

Tuesday, October 14, 2025, 6:30 p.m.

Planning Commission Members Present	Jason Williams, Chair Denise Flatley, Vice Chair Shawn Palivoda Brett Maffett Ian Fox Joseph DaCorta
Members Absent	Gary Kendrick Roger Kniceley

A Quorum was established.

Staff Present	Kelli LeDuc, Community Development Director Kenneth Vaughan, Zoning Administrator

Invocation & Pledge

Mr. Williams led the Invocation and Pledge.

Approval of Minutes and Agenda

The minutes from September 9, 2025, meeting were approved 4-0-2.

Public Comment

None.

Public Hearing

None.

New Buisness

The Commission held a discussion regarding the proposed Zoning Ordinance Amendments and the outcome of the joint meeting held on September 25, 2025 with the Board of Supervisors. They agreed to hold a public hearing on the Ordinance Amendments at their November 12, 2025 meeting.

Mr. Williams announced his departure from the Planning Commission at the end of his term on, 10/31/2025.

The Commission thanked him for his years of dedicated service and leadership.

Adjournment

Ms. Flatley made a motion to adjourn.

Seconded by Mr. Palivoda. The motion passed unanimously.

The meeting was adjourned at 7:09pm.

The verbatim minutes can be found **HERE**

The recording of the meeting can be found **HERE**

STAFF MEMORANDUM

TO: **King George County Planning Commission**

SUBJECT: **Ordinance Amendment OA-02-25, Proposed Amendments to the King George County Ordinance**

REQUEST The Commission will consider amendments to the King George County Ordinance, following the Zoning Ordinance Text Amendment Committee and Board of Supervisors direction, to increase minimum lot sizes in the Agricultural zoning districts and to revise Access requirements in Section 10-3-6.

PUBLIC HEARINGS

Planning Commission: November 12, 2025, 6:30 p.m., County Boardroom

Board of Supervisors: TBD

BACKGROUND

The Board of Supervisors of King George County, Virginia, on November 4, 2024, initiated amendments of the King George County Code, Agricultural District Regulations, and directed staff to prepare such amendments for consideration by the Planning Commission and the Board of Supervisors. In February 2025, the Board appointed 7 citizens to a Zoning Ordinance Text Amendment Committee (ZOTAC) charged with developing scenarios regarding the future growth within the agricultural zoning districts. The ZOTAC met 6 times over a period of two months, and their recommendations were shared with the Board of Supervisors in May. The Board of Supervisors made their final recommendation for amendments to bring to the Planning Commission. The Planning Commission and Board of Supervisors had a joint meeting to discuss the amendments in September. The Planning Commission shall hold at least one public hearing on the consideration of the proposed amendments and shall forward its recommendation to the Board of Supervisors in accordance with the law.

DIVISION 4. AGRICULTURAL DISTRICTS DIMENSIONAL STANDARDS

Section 4-4-1. Agricultural District Regulations.

Table IV-2. Agriculture District Regulations

	A-1	A-2	A-3
Minimum Lot Area:[1]			
All lots	~~10~~ **20** acres	~~2~~ **5** acres	~~1 acre~~ **3 acres**
Minimum Lot Width:			
All lots	300 ft.	150 ft.	120 ft.
Minimum Required Setbacks:			
Front (Includes all structures)			
Rights-of-way less than 50 ft. in width	45 ft.	45 ft.	45 ft.
Rights-of-way 50 ft. or more in width	35 ft.	35 ft.	35 ft.
Side			
Principal structures	15 ft.	15 ft.	15 ft.
Farm animal structures	75 ft.	75 ft.	75 ft.
Accessory structures	3 ft.	3 ft.	3 ft.
Rear			
Principal structures	30 ft.	30 ft.	30 ft.
Farm animal structures	75 ft.	75 ft.	75 ft.
Accessory structures	3 ft.	3 ft.	3 ft.
Maximum Structure Height:			
Principal structures	35 ft.	35 ft.	35 ft.
Non-residential structures[2]	35 ft.	35 ft.	35 ft.
Accessory structures	No taller than principal structure	No taller than principal structure	No taller than principal structure

Notes:

[1] For agricultural uses such as the keeping of animals: see Article VI, Use Matrix for permitted uses and Article VII, Use Performance Standards, for additional standards.

[2] Non-residential buildings may be erected to a height of 50 ft.; provided that required front, side, and rear setback minimum standards shall be increased 1 foot for each foot in height over 35 ft.

3 For family subdivision acreage requirements: see Section 10-2-4 (C) (4)

Section 10-2-4. Family Subdivisions.

Family Subdivisions are subdivisions of land for simultaneous conveyance to a member of the immediate family, or beneficiaries of a trust, of the property owner.

(A) *Purpose.* The purpose of Family Subdivisions is to:

(1) Encourage and promote the ability of family members to live near one another as housing needs change;

(2) Provide opportunities for mutual support and care of family members; and

(3) Allow for the preservation of family land holdings which might otherwise be fragmented for economic reasons.

(B) *Applicability.*

(1) For the purposes of this Article, a "member of the immediate family" is defined as any person who is the natural or legally defined offspring, stepchild, spouse, sibling, grandchild, grandparent, or parent of the owner, who is 18 years or older.

(2) If the property to be subdivided is owned in joint tenancy, the necessary relationship to the grantee may exist with any one or more of the joint tenants.

(3) Family Subdivisions may also be for immediate family of beneficiaries of a trust, of land held in trust. In addition to the requirements of (C), below, for Family Subdivisions of land held in trusts, all trust beneficiaries must:

(i) Be immediate family members as defined in (B) (1), above;

(ii) Agree that the property should be subdivided, and

(iii) Agree to place a restrictive covenant on the subdivided property that would prohibit the transfer of the property to a nonmember of the immediate family for a period of 15 years.

(C) *Standards.* Per the Code of Virginia, § 15.2-2244, 2244.1, and 2244.2, as amended, all Family Subdivisions shall be subject to the following provisions and conditions in lieu of the other subdivision regulations imposed by this Article.

(1) Only one such division shall be allowed within King George County for each immediate family member.

(2) The property to be subdivided has been owned for at least 5 consecutive years by the current owner or member of the immediate family.

(3) The grantee agrees to place a restrictive covenant on the subdivided property that would prohibit the transfer of the property to a nonmember of the immediate family for a period of 15 years. All lots or parcels, including the parent tract, created under this Article shall remain titled in the name(s) of the grantor for the 15-year period, from the date of recordation of the deed of conveyance, unless:

(i) The parcel to be transferred out of the immediate family is the subject of an involuntary transfer such as foreclosure, divorce, death, judicial sale, condemnation, or bankruptcy, in which case, upon application to the Agent, any remaining required holding period shall be waived;

(ii) The owner(s) of the parent tract dies in which case, upon application to the Agent, any remaining holding period shall be waived for the parent tract;

(iii) The transferred property is later transferred to a subsequent grantee who qualifies as an immediate family member of the original grantor as set forth in this Article, in which case only the remainder of the initial required holding period shall apply to the subsequent grantee; or

(iv) An exception to these provisions is made by the Planning Commission, upon a determination of an injustice or hardship as permitted under the provisions of this Article.

(4) The minimum width, yard, and area requirements of all lots or parcels, including the remaining property from which the lot or parcel is subdivided, shall be in accordance with the **following:**

(i) The minimum lot area for Property zoned A-1 shall be 10 acres.

(ii) The minimum lot area for Property zoned A-2 shall be 2 acres.

(iii) The minimum lot area for Property zoned A-3 shall be 1 acre.

(5) Each lot or parcel shall front on a public **or private** street or upon a private driveway ~~or street~~ that is in a permanent easement.

(i) Lots shall have a minimum right-of-way of 20 ft.

(ii) Where the parcel being subdivided fronts on an existing right-of-way less than 20 ft. in width, a 20-foot right-of-way shall only be required on the parcel to be subdivided and transferred.

(iii) Prior to the use of any such lot or parcel for residential purposes, the required right-of-way shall include an improved driveway within it consisting of, at a minimum, an all-weather surface or rock, stone, or gravel, with a minimum depth of 3 inches and a minimum width of 10 ft. The right-of-way shall be maintained by those having a right to always use it in a condition passable by emergency vehicles. A notation to this effect shall be placed on the face of the Final Plat and this provision shall be included in the deed(s) by which the subdivision is affected. "Passable condition" refers to not only the surface, but also to horizontal and vertical clearances.

(iv) All provisions of the King George County Code governing erosion and sediment control and the dedication of drainage and utility easements shall apply to Family Subdivisions fully and completely.

(6) Property not served by a community water and sewer system shall have its water source and sewage disposal facilities approved by the Virginia Department of Health and be in accordance with all applicable King George County Service Authority Regulations and all applicable requirements of Article VII, Article VIII, and Article X of this Ordinance.

(D) *Final Plat.* In addition to the requirements of Division 7 of this Article, Family Subdivisions shall comply with the following:

(1) Along with the Final Plat, an affidavit, under oath, shall be submitted in the form prescribed by the Agent, describing the purposes of the subdivision, and identifying the member of the immediate family receiving the lot created.

(2) The proposed deed of conveyance shall be submitted to the Agent and once approved for compliance with this Article, recorded along with the approved Final Plat.

(3) Both the deed and the Final Plat shall contain the following statement set forth so as to be seen readily:

(i) "This lot is created as a Family Subdivision for an immediate family member, pursuant to the provisions of the King George County Zoning and Subdivision Ordinance. The use and transfer of this property is restricted by the terms of that Ordinance. The property to be subdivided has been owned for at least 5 consecutive years by the current owner or member of the immediate family and the grantee agrees to place a restrictive covenant on the subdivided property that prohibits the transfer of the property to a nonmember of the immediate family for a period of 15 years."

(E) *Circumvention.*

(1) No Family Subdivision shall be made for the purpose of circumventing the requirements of this Article.

(2) The Agent shall reject any proposed Family Subdivision if, after investigation of the facts and circumstances involved in the proposed subdivision, the Agent believes that the proposed subdivision is for the purpose of circumventing the requirements of this Article and is not in accordance with the purpose and intent of this Ordinance.

(i) The burden of proving compliance with the purpose, intent, and conditions of this Article shall be on the property owner.

(ii) Nothing in this Article shall be deemed to exempt Family Subdivisions from the requirements of other provisions of the King George County Code which are deemed to be applicable by the Agent.

(3) In the event that the Board of Supervisors determines a circumvention to have occurred, the Family Subdivision approval shall be considered void, and the County may take appropriate action to require compliance with all other applicable requirements of this Ordinance or may initiate action to vacate said lot.

Section 10-3-6. Access.

(A) *General.* The following shall apply to all Major and Minor Subdivisions:

(1) When feasible, the design of a subdivision shall be made to interconnect streets within the subdivision to promote grid pattern development, avoid dead end streets, and to arrange streets to provide access to adjoining parcels to promote orderly development of the County.

(2) Adequate easements shall be provided for the development of future streets and such easements shall include restrictions that assure the adequacy of the easement, including building setback lines, to ensure the future viability of the easement.

(3) Streets between adjoining properties shall be required to interconnect where the ability to interconnect streets has been created through right-of-way construction and dedication.

(4) If there are corner lots created in the subdivision of property that meet the street frontage requirements on existing public streets, then such lots are required to access the interior subdivision street and they shall not access the existing public street.

(5) If any proposed subdivision results in a total of 6 or more lots, whether existing or proposed, that are accessed by an existing private street then the street shall be improved to meet the VDOT standards for streets within the State Highway System in conjunction with the development of the subdivision.

(B) *Major Subdivision.* **All lots in Major Subdivisions, with the exception of commercial or industrial zoned lots, shall be served by interior subdivision street(s). Access for the interior subdivision street(s) shall be provided from an existing primary or secondary street, in accordance with Table X-1. Major subdivisions shall also provide access connections to adjoining lots, parcels, and/or subdivisions to promote orderly connectivity and development of the county.** ~~Major Subdivisions shall have direct access to an existing primary or secondary street and shall provide access connections to adjoining lots or parcels and subdivisions, where necessary to promote orderly development of the county. The minimum requirements for access points and access connections are as shown in Table X-1, Major Subdivision Access Points and Connections.~~

(1) Direct access **to lots shall be provided by way of interior subdivision street(s) that will meet the VDOT standards for streets within the State Highway System** ~~may be provided by way of an existing primary or secondary street, or by one that will be improved to meet the VDOT standards for streets within the State Highway System~~ in conjunction with the development of the subdivision.

Table X-1. Major Subdivision Access Points and Connections

*Access Points **required for internal subdivision street(s)** to Primary or Secondary Street*		
# of Lots	*Minimum # of Access Points*[1]	*Additional Access Points That May be Required by the Planning Commission **or the agent***[1]
6 to 35	1	1
36 to 50	2	2
51 to 100	2	Determined upon Planning Commission review of Preliminary Plat
101+	3	
*Access Connections to Adjoining Lots, Parcels, and **/or** Subdivisions*		
# of Lots	*Minimum # of Access Connections*[1]	*Additional Access Connections That May be Required by the Planning Commission **or the agent***[1]
6 to 35	~~0~~ **1**	1
36 to 50	1	3
51 to 100	2	Determined upon Planning Commission review of Preliminary Plat
100+	3	

[1] At the request of the applicant, the Planning Commission **or the agent** may reduce the required number of access points and/or connections.

(C) *Minor or Single-Lot Subdivision.* If a subdivision is being developed in such a manner that results in 5 lots or less, private streets are allowed, provided that all private streets are constructed in accordance with Section 10-3-8, below. Said private streets shall extend from such lots or parcels to a public street. The maximum number of entrances from a Minor Subdivision to an existing primary or secondary street shall be as provided in Table X-2, Minor Subdivision Access Points.

Table X-2. Minor Subdivision Access Points

# of Lots	Maximum # of Access Points
3 to 5	2

(1) All Minor Subdivisions containing more than 3 lots which are accessed by a private street or right-of-way that connects directly to an existing public street shall:

(i) Submit their entrance location and design to the VDOT for review **and approval** prior to ~~Preliminary or~~ Final Plat approval **from the County**.

(ii) ~~No such Preliminary or Final Plat shall be approved unless the entrance has an existing approved commercial entrance permit or meets the VDOT's current minimum standards.~~

(iii) If VDOT disapproves an entrance, the person submitting the ~~Preliminary or~~ Final Plat shall be provided an opportunity to amend the ~~Preliminary or~~ Final Plat**/entrance location and design** ~~to provide an alternative entrance.~~

~~(iv) If an approved entrance cannot be obtained, then the Preliminary or Final Plat shall be disapproved.~~

SUGGESTED MOTIONS FOR ORDINANCE AMENDMENT OA-02-25

1. I move to adopt Resolution No. PC-18-25 to forward ordinance Amendment OA-02-25 to the King George County Board of Supervisors with a favorable recommendation.

OR

2. I move to forward ordinance Amendment OA-02-25 to the King George County Board of Supervisors with an unfavorable recommendation for the following reasons:
   a. _____
   b. _____
   c. _____

Attachments:

- Resolution PC-18-25

PC-18-25

PLANNING COMMISSION

COUNTY OF KING GEORGE

VIRGINIA

At the regular meeting of the Planning Commission of the County of King George, in the Boardroom of the Administration Building in King George, Virginia, on the 12th day of November 2025:

Present:	Vote:
Joseph Dacorta	
Ian Fox	
Gary Kendrick	
Bret Maffett	
Denise Flatley	
Roger Kniceley	
Shawn Palivoda	

Motion was made by _____, seconded by _____, which carried ___, to adopt the following resolution:

A RESOLUTION TO RECOMMEND APPROVAL OF ORDINANCE TEXT AMENDMENT OA-02-25, TO AMEND SECTIONS 4-4-1, 10-2-4, 10-3-6, TABLE X-1, AND TABLE X-2 OF THE KING GEORGE COUNTY ZONING AND SUBDIVISION ORDINANCE

WHEREAS, The Board of Supervisors of King George County, Virginia, on November 4, 2024, initiated text amendments of the King George County Code; and

WHEREAS, The Board of Supervisors directed staff to prepare such amendments for consideration by the Planning Commission; and

WHEREAS, The Planning Commission held at least one public hearing on the consideration of amendments; and

WHEREAS, the Planning Commission shall forward its recommendation to the Board of Supervisors in accordance with the law; and

WHEREAS, the Commission finds that approval of Amendment OA-02-25 is appropriate to address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County and the health, safety, and general welfare of the Citizens in the County;

NOW THEREFORE, BE IT RESOLVED that on this, the 12th day of November, 2025, by the King George County Planning Commission, that ordinance Amendment OA-02-25 shall be forwarded to the King George County Board of Supervisors with a recommendation of approval:

Attested:

_____

Ms. Denise Flatley, Chair
King George County Planning Commission