

THE KING GEORGE COUNTY PLANNING COMMISSION  
May 11, 2021

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, VA 22485.<sup>1</sup>

**Staff Present:** Louis Pancotti, Senior Planner  
Jared Crews, Planner  
Chris Dines, Director of Information Technology  
Jaci Fish, Recording Secretary

**Members Present:** Chairman, Kristofer Parker  
Vice Chairman, Ross Devries  
Josh Colwell (Remote Participation)  
Joseph DaCorta  
Joseph Gaborow  
Gary Kendrick  
Walter Moss  
Kevin Myers  
Donald Watkins Jr.  
Jason Williams

**Quorum:**

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

Chairman Parker invoked the rules and procedures previously adopted by the KGPC and the King George County Board of Supervisors (KGCBS) allowing for electronic participation by some members, with a quorum physical present. This action is taken as a result of the COVID-19 Pandemic and the Governor's orders regarding limiting of gatherings and staying in place during a disaster. Chairman Parker stated electronic participation is encouraged and pursuant to the Governor's emergency orders masks and social distancing will be required, for those physically present. Chairman Parker stated if you choose to be physically present, you will be screened by the authorized staff for signs and symptoms of illness. Based on the Results of that screening and/or the number of members & staff, certain physical attendees may be denied entry. Chairman Parker stated Mr. Colwell, KGPC Board Member, is remotely participating. Chairman Parker directed the Recording Secretary to include this statement to be memorialized in the meeting minutes

**Public Comment:** Chairman Parker opened the floor for the public forum. Chairman Parker called for the public to comment and stated if anyone in the public wishes to address the Commission please come forward and state your name. Please limit comments to three (3) minutes to afford everyone an opportunity to speak.

- No public comment noted.
- Chairman Parker inquired if there were any participants online for Public Comment. Mr. Dines, Director of IT with KGCD CD stated there were no participants online for Public Comment.

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<sup>1</sup> May 11, 2021 KGPC Agenda and Documents can be reviewed via Internet, on the King George County Government Webpage, retrieved at: [www.kinggeorgecountyva.gov/AgendaCenter/Planning-Commission-5](http://www.kinggeorgecountyva.gov/AgendaCenter/Planning-Commission-5)  
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**Chairman Parker closed the floor for Public Comment.**

**Approval of Minutes:**

Approval of King George County Planning Commission meeting minutes included: April 13, 2021.

**a. April 13, 2021:**

- After review, Chairman Parker called for a motion. A motion from Vice Chairman Devries to approve the April 13, 2021 KGCPD meeting minutes was made, seconded by Mr. Kendrick, and carried by a vote of 7-0-2. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Devries, Aye; Mr. DaCorta, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Moss, Aye; Mr. Myers, Abstain; Mr. Watkins, Aye, and Mr. Williams, Abstain.

**Report of the Community Planning Liaison Officer (CPLO), Naval Support Activity South Potomac, Dahlgren:** No report.

**Plan Review:** None

**Public Hearings:** None

**Old Business:** None

**New Business:**

- a. Case Number 21-04-Z01:** Amendment to Section 4.16, Solar Farm, of the King George County Zoning Ordinance to require a surety equal to the cost of decommissioning and to require all cleaning agents to be biodegradable. Amendment to Section 4.16.
  - Mr. Louis Pancotti, Senior Planner with KGCD CD presented on Case Number 21-04-Z01.
    - Mr. Pancotti reviewed Zoning Text Amendment 4.16.1 through 4.16.3 a – m, noting text amendments:
      - 4.16.3.g. Decommissioning Plan. *A detailed decommissioning plan that provides procedures and requirements for removal of all parts of the solar energy generation facility and its various structures at the end of the useful life of the facility shall be provided. It is the responsibility of the parcel owner to remove all abandoned systems within 12 months of cessation of operations. Reusable components are to be recycled whenever economically feasible. A surety equivalent to the cost of removal of the solar farm prior to the approval of a final site plan shall be provided. The Decommissioning surety shall be re-evaluated not less than every 5 years by a certified engineer. The reevaluation shall be submitted to the Department of Community Development for review and approval. The Decommissioning surety shall be updated as needed based on the re-evaluation.*
      - 4.16.3.m. *Any cleaning products on the solar farm must be biodegradable.*
    - Mr. Pancotti stated KGCD CD Staff recommends that the KGCPD:
      - Schedule a public hearing for Case Number 21-04-Z01: Amendment to Section 4.16, Solar Farm, of the King George County Zoning Ordinance to require a surety equal to the cost of decommissioning and to require all cleaning agents to be biodegradable. Amendment to Section 4.16.

**Chairman Parker opened the floor for KG CPC Discussion.**

- VC Devries referenced Amendment to Section 4.16: *The Decommissioning surety shall be updated as needed based on the re-evaluation* and inquired if the amount of surety will increase.
  - Mr. Pancotti stated yes, the amount of surety will increase.
  - Mr. Myers stated to revise wording to: *The decommissioning amount of surety shall be updated as needed based on the re-evaluation.*
  - Mr. Kendrick inquired if the KGCD CD has looked into taxing the by-product of the solar farm.
    - Mr. DaCorta seconded the inquiry to determine if it will be allowed by KGC to tax the by-product of a solar farm.
    - Mr. Pancotti stated he has not received an answer but will continue to inquire.

**Chairman Parker closed the floor for KG CPC Discussion.**

Having reviewed Case Number 21-04-Z01: Amendment to Section 4.16, Solar Farm, of the King George County Zoning Ordinance to require a surety equal to the cost of decommissioning and to require all cleaning agents to be biodegradable. Amendment to Section 4.16., Chairman Parker called for a motion to schedule a public hearing. Mr. Myers motioned to schedule a public hearing on Case Number 21-04-Z01, seconded by VC Devries, and carried by a unanimous vote of 10-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Devries, Aye; Mr. Colwell, Aye; Mr. DaCorta, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Moss, Aye; Mr. Myers, Aye; Mr. Watkins, Aye, and Mr. Williams, Aye.

**Director's Report:** Mr. Louis Pancotti, Senior Planner with KGCD CD reviewed the KGCD CD May 2021 Directors Report with the KG CPC Board Members.

- Mr. Myers stated in reference to Perkins Corner, he would like: How many available connections are there with Perkins Corner, included in the Directors Report.

**Other Business:** No Other Business.

**Closed Session:** At 7:18 PM Vice Chairman Devries stated Pursuant to Virginia State Code Section 2.2-3711(A)3 for discussion, consideration, and consultation with legal counsel concerning the potential acquisition of real property for public purposes and disposition of publicly held real property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Board; and Section 2.2-3711(A)(5), (6), and (8) for discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community; discussion or consideration of the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the government unit would be adversely affected; and consultation with legal counsel employed or retained by a public body regarding specific legal matter requiring the provision of legal advice by such counsel. If this motion is seconded and approved, VC Devries invited Mr. Pancotti, Senior Planner with KGCD CD, Mr. Crews, Planner with KGCD CD, Mr. Matt Britton, KGC Attorney, Mr. Nick Minor, Director of

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Economic Development, and Mrs. Heather Hall, Zoning Administrator because they are deemed necessary and their presence will reasonably aid the Commission in their consideration for topics to be discussed pursuant to the Virginia State Code Section 2.2-3712. f. Seconded by Mr. Myers and carried by a unanimous vote of 10-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Devries, Aye; Mr. Colwell, Aye; Mr. DaCorta, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Moss, Aye; Mr. Myers, Aye; Mr. Watkins, Aye, and Mr. Williams, Aye.

Having completed their Closed Session, Chairman Parker called for a motion to re-adjourn at 8:50PM.

Vice Chairman Devries stated the KGPCPC return to public meeting certified by vote that only public business matters lawfully exempted from open meeting requirements by Virginia Law and only such public business matters as were identified in the motion convening the closed meeting were heard. Unanimously Certified 10-0-0. Each member Certified as follows: Chairman Parker, I So Certify; Vice Chairman Devries, I So Certify; Mr. Colwell, I So Certify; Mr. DaCorta, I So Certify; Mr. Gaborow, I So Certify; Mr. Kendrick, I So Certify; Mr. Moss, I So Certify; Mr. Myers, I So Certify; Mr. Watkins, I So Certify, and Mr. Williams, I So Certify.

Chairman Parker stated it was the consensus of the KGPCPC that separate public hearings should be held on this matter moving forward. Chairman Parker inquired if Mr. Nick Minor, Director of EDA could pass the consensus on the matter to KGCBOS.

**Adjournment:**

Having completed their agenda, Chairman Parker called for a motion to adjourn. Vice Chairman Devries motioned to adjourn, seconded by Mr. Myers, and carried by a unanimous vote of 10-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Devries, Aye; Mr. Colwell, Aye; Mr. DaCorta, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye; Mr. Moss, Aye; Mr. Myers, Aye; Mr. Watkins, Aye, and Mr. Williams, Aye. The King George County Planning Commission adjourned their meeting at 8:52 PM.

Chairman Parker stated the May 11, 2021 KGPCPC meeting is hereby adjourned to the next regularly scheduled meeting on June 08, 2021 at 7:00 PM. That meeting may be held by electronic means and remote participation only and may be closed to the public being physically present. All Citizens are encouraged to participate in advance or during the meeting by electronic means as provided by the county.