

## Overview

The Berkley Group held its first worksession with the King George County Planning Commission on Tuesday, November 30, 2021. Discussion included the following:

1. The project schedule;
2. Progress to date;
3. A summarization and overview of public engagement results; and
4. The proposed Zonings and Subdivision Ordinance structure.

### 1. Project Schedule

In addition to an overview of slated timeframes for drafting and completion, Berkley Group staff and the King George County Planning Commission decided on the next upcoming worksessions; Tuesday, January 25, 2022, and Tuesday, March 29, 2022. The remaining worksessions will be held every other month.

### 2. Progress to Date

- Staff Kickoff – July 14, 2021. The Berkley Group conducted a kickoff meeting with King George County staff to review the scope of work and deliverable items. This meeting gave Berkley Group’s team insight into current issues and areas of focus.
- Joint BOS and PC Kickoff – September 15, 2021. During this meeting, the Berkley Group gave a presentation on the scope of work, schedule, and Zoning and Subdivision Ordinance diagnostic report.
- Public Engagement – Public engagement offered opportunities to collect community feedback on priorities for the ordinance update. An online public survey was conducted from October 1-31; public workshops were held on October 20 and October 26; and stakeholder interviews were conducted on October 26.
- Worksession #1 – November 30, 2021.

### 3. Public Engagement Summary

Berkley Group staff gave a presentation on the results from the public survey, public workshops, and stakeholder interviews. Berkley Group staff will use the results garnered from public input to guide recommendations throughout the update process.

Highlights of public engagement include:

- 572 public survey responses
- 16 stakeholders
- 2 public workshops that focused on a variety of community concerns, needs, and desires.

Based on community engagement, top priorities for the update include:

- Housing availability and variety;
- Small-scale commercial growth – particularly restaurants and small businesses;
- An increase in recreational opportunities;
- Preservation and conservation of rural areas;
- Community beautification; and
- Preservation of environmentally sensitive areas.

#### 4. Proposed Ordinance Structure

Berkley Group staff recommended a new ordinance structure to improve organization of the zoning and subdivision ordinances. This restructuring will provide users with a clearer, succinct, and more user-friendly ordinance. Planning Commission members directed Berkley Group staff to move forward with the proposed ordinance structure. Discussion and questions on the proposed structure included the following:

- PC asked if Berkley Group will use benchmark communities to guide updates; benchmark communities will be considered as appropriate. At this time, Planning Commission has not identified benchmark communities; Berkley Group will identify benchmark communities as drafting begins.
- Are items in Proposed Article 8 Community Design Standards requirements or suggestions; these are requirements that maintain a minimum standard of community character.
- Where would requirements for Home Occupations be located; these would be provided in the Use Performance Standards article.
- Does the ordinance need to enable more administrative review; yes, this is something that came up during public engagement. Administrative review is a common best practice for zoning permits, site plans, and subdivisions; we will also consider whether similar localities are utilizing administrative review. Additionally, when updating the ordinance, administrative review items and provisions will be tailored to fit the needs of King George County's staff availability and timeframes, to ensure efficient and effective enforcement/administration of the ordinance.

#### 5. Next Steps

The next worksession is schedule for January 25, 2022. This meeting will focus on the review of Article 1 *General Provisions*, Article 2 *Administration*, Article 3 *Permits and Applications*, and Article 9 *Nonconformities*.