

Overview

King George County is updating, modernizing, and restructuring the zoning and subdivision ordinances into one seamless regulatory document. The revised zoning and subdivision ordinance will:

- Provide streamlined and user-friendly regulations;
- Incorporate best planning practices and current state code requirements;
- Address the goals and strategies identified in the Comprehensive Plan; and
- Consider citizen needs and issues identified through the public engagement process.

This process will be guided by County staff, the Planning Commission, and the Board of Supervisors with opportunities for input from stakeholders and citizens.

Agenda

The July 26th meeting will focus on reviewing the proposed article:

- Article VII, Use Performance Standards

The following agenda is provided as an outline for discussion:

1. **Schedule & Progress to Date** – 5 minutes
2. **Proposed Article Review** – 60+ minutes
3. **Next Steps** – 5 minutes

Schedule & Progress to Date

See Attachment A for the project schedule. Progress to date includes:

- **Staff Kickoff** – Held on July 14, 2021. The Berkley Group conducted a kickoff meeting with King George County staff to review the scope of work and deliverable items.
- **Joint BOS and PC Kickoff** – Held on 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.
- **Planning Commission Worksession #1** – Held on November 30, 2021. The focus of this meeting was to discuss the overall public engagement summary and key findings, and to review the proposed structure of the revised ordinance.

- **Planning Commission Worksession #2** – Held on January 25, 2022. The focus of this meeting was to review and discuss drafts of Article I, In General, Article II, Administration, Article III, Permits and Applications, and Article IX, Nonconformities. Edits and revisions were discussed and sent back for additional PC review on March 1, 2022.
- **Planning Commission Worksession #3** – Held on March 29, 2022. The focus of this meeting was to review and discuss drafts of Article IV, Primary Zoning Districts and Article V, Overlay Zoning Districts (sans Military Overlay). Edits and revisions were discussed and sent back for additional PC review on May 2, 2022.
- **Planning Commission Worksession #4** – Held on May 31, 2022. The focus of this meeting was to review and discuss drafts of Article VI, Use Matrix and Article V, Division 5, Military Compatibility Overlay District. Edits and revisions were discussed and sent back for additional PC review on July 5, 2022.

Proposed Article Review

See Attachment B for the proposed article for review. During review, consider the editor’s footnotes. The provided footnotes explain inclusions, omissions, modifications, etc.

See Attachment C for the current draft of Article VI, Use Matrix, to aid in review of those uses with proposed use standards.

Attachment B: Article VII, Use Performance Standards

Berkley Group staff reviewed the County’s existing use standards and made proposed changes, as seen in Attachment B. The proposed use performance standards are suggested to limit the impact of specific uses on surrounding property and the County at large. In some cases, the existing use standards were kept, while reorganizing and streamlining content for increased readability (e.g. Biosolid Application). In other cases, use standards have been drafted based on standards provided in the existing ordinance, but which have no use associated (e.g., Private and Commercial Stables; and Outdoor Furnaces). In other cases, use performance standards have been introduced for new, proposed uses (e.g. Agritourism, Accessory Dwelling). At a minimum, the following uses will be discussed at the worksession:

- Agritourism
- Accessory Dwelling
- Home Occupation – Class A, B, and C
- Recreation/Entertainment, Commercial Outdoor
- Restaurant, Mobile
- Small- and Medium-Scale Solar Energy

Next Steps

The Berkley Group will review any recommendations and comments for incorporation and continue drafting ordinance articles. Topics to be discussed at the next meeting include:

- Article VIII, Community Design Standards