

## 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 has been guided by County staff, the Planning Commission, and the Board of Supervisors, with opportunities for input from stakeholders and citizens.

## Agenda

The January 24<sup>th</sup> meeting will be a joint meeting between the Board of Supervisors and the Planning Commission. The focus will be:

- Project Process
- Highlights of the Drafted Ordinance
- Project Next Steps

The following agenda is provided as an outline for discussion:

1. **Project Intent & Process** – 5 minutes
2. **Ordinance Drafting Highlights** – 25 minutes
3. **Change Order & Next Steps** – 30 minutes

## Schedule & Progress to Date

The Zoning and Subdivision Ordinance has been completely drafted and is ready for review and refinement. 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.
- **Planning Commission Worksession #5** – Held on July 26, 2022. The focus of this meeting was to review and discuss drafts of Article VII, Use Performance Standards. A comment tracker was created and includes all comments from Planning Commission and staff, along with Berkley Group responses and recommended changes. The comment tracker was provided to staff on September 2, 2022, and Berkley Group has incorporated staff revisions.
- **Planning Commission Worksession #6** – Held on September 27, 2022. The focus of this meeting was to review and discuss the draft of Article VIII, Community Design Standards. A comment tracker was created and includes all comments from Planning Commission and staff, along with Berkley Group responses and recommended changes. The comment tracker was provided to staff on November 8, 2022, and Berkley Group has incorporated staff revisions.
- **Planning Commission Worksession #7** – Held on November 29, 2022. The focus of this meeting was to review and discuss the draft of Article X, Subdivision. A comment tracker was created and includes all comments from Planning Commission and staff, along with Berkley Group responses and recommended changes. The comment tracker was provided to staff on December 14, 2022, and Berkley Group has incorporated staff revisions.

## Ordinance Review

*See Attachment A* for a Summary Memo highlighting major changes to the proposed ordinance. The Summary Memo is a good place to start before reviewing the proposed ordinance. It provides a list of the most substantive changes for each article of the ordinance.

*See Attachment B* for the full draft of the ordinance. During review of the ordinance, it will be important to consider the editor's footnotes at the bottom of the page. Footnotes explain inclusions, omissions, modifications from the existing ordinance, etc.

*See Attachment C* for the drafted text for the Stormwater and Wetlands Ordinances. These regulations are provided in Articles 13 and 15, respectively, of the existing Ordinance. They are proposed to be removed from the Zoning Ordinance and placed as a separate ordinance within the King George County Code. These regulations have been minorly updated for readability, reorganization, and updated references to Code of Virginia.

### Outstanding Text

There are a few items within the ordinance that have been placed on hold or the County desires further research.

*See Attachment D* for the Military Compatibility Area Overlay (MCAOD) that was drafted and reviewed in May 2022, after this worksession minor edits were made and additional information was sought from NSF Dahlgren. In June 2022, while waiting to receive the information from NSF Dahlgren, staff asked that the Berkley Group place this text on hold. The drafted text is as of June 2022, and the items highlighted in yellow indicate items needed from NSF Dahlgren.

The County has recently seen a peaked interest from applicants for data centers, battery storage, and power plants and would like additional research for these industrial uses. These uses were previously discussed during worksessions on May 31, 2022, and July 26, 2022, and edits as discussed during those sessions have been incorporated. The Berkley Group has supplied a change order to conduct the additional research and facilitate discussion between the Board of Supervisors and the Planning Commission regarding these uses. During this meeting, the change order will be reviewed and other options for next steps will be provided.

### Next Steps

This is the final worksession for the drafting phase of the project. The scope includes the following next steps:

- Public Review Open House
- Two Joint Worksessions with the Board of Supervisors and Planning Commission
- Incorporation of final edits
- Public Hearings

However, the County has requested additional research and a change order is being reviewed. Based on decisions from this meeting and change order approval, the next steps may be altered.