

KING GEORGE COUNTY



VIRGINIA

AGENDA

June 14, 2022 - 7pm

Planning Commission
10459 Courthouse Drive, Suite 104
King George, VA 22485

Kristopher Parker, Chairman

1. Call to Order
 - Quorum
2. Pledge of Allegiance
 - Invocation
3. Public Comment
4. Approval of Minutes
 - June 14, 2022
5. Community Planning Liaison Officer, Naval Support Facility South Potomac, Dahlgren
6. Plan Review - None
7. Public Hearings
 - Capital Improvement Programs FY2022/2023 – FY2026/27
8. Old Business
 - Zoning and Subdivision Ordinance update (Article 6) – Heather Hall
 - i. Use Matrix
9. New Business
10. Director's Report
11. Other Business
12. Adjournment

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THE KING GEORGE COUNTY PLANNING COMMISSION
June 14, 2022

The regular meeting of the King George County Planning Commission (KGPC) was called to order at 7:00 PM by Chairman Kristofer Parker in the Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George County Virginia 22485.¹²

Staff Present: Heather Hall, Director, Zoning Administrator
Louis Pancotti, Senior Planner
Richard Stuart Jr., Planner
Chris Dines, IT Director
Jaci Fish, Recording Secretary

Members Present: Chairman, Kristofer Parker
Vice Chairman, Walter Moss
Josh Colwell
Joseph DaCorta
Ross Devries
Joseph Gaborow
Gary Kendrick
Donald Watkins Jr.

Members Not Present: Kevin Myers
Jason Williams

Quorum:

Chairman Parker called the meeting to order at 7:00 PM and noted there was a quorum. 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. Chairman Parker stated there were no KGPC Board Members remotely participating. Following the pledge of allegiance, there was a moment of silence.

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. Chris Dines, IT Director with King George County Department of Community Development (KGCDCD) stated there were no participants online for Public Comment.

Chairman Parker closed the floor for Public Comment.

Approval of Minutes – Approval of Minutes:

Approval of King George County Planning Commission meeting minutes included: March 29, 2022 and May 10, 2022.

¹ June 14, 2022 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

² June 14, 2022 KGPC Meeting can be viewed via internet, at: www.youtube.com/watch?v=V4L3za8kwL0

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- a. **March 29, 2022:** After review, Chairman Parker called for a motion. A motion from Mr. Devries to approve the March 29, 2022 KGPC meeting minutes was made, seconded by Mr. Kendrick, and carried by a vote of 5-3-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Moss, Abstain; Mr. Colwell, Abstain; Mr. DaCorta, Abstain; Mr. Devries, Aye; Mr. Gaborow, Aye; Mr. Kendrick, Aye, and Mr. Watkins, Aye.
- b. **May 10, 2022:** After review, Chairman Parker called for a motion. A motion from Mr. Devries to approve the May 10, 2022 KGPC meeting minutes was made, seconded by Mr. Kendrick, and carried by a vote of 7-1-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Moss, Aye; Mr. Colwell, Aye; Mr. DaCorta, Aye; Mr. Devries, Aye; Mr. Gaborow, Abstain; Mr. Kendrick, Aye, and Mr. Watkins, Aye.

Report of the Community Planning Liaison Officer (CPLO), Naval Support Activity South Potomac, Dahlgren: Mr. Hastings, CPLO, stated, unfortunately, NSA South Potomac needs more time to prepare its inputs to the proposed Military Compatibility Area Overlay District (MCAOD). We understand the County is operating on a schedule for adopting the overall Zoning and Subdivision Ordinance update, but NSA South Potomac is unable to meet the upcoming 20 June 2022 deadline for submitting text to the draft MCAOD. If possible, a delay would be beneficial to our process for collecting internal inputs, and we believe this would ultimately improve the final product. Mr. Hastings stated he would like to thank the Department of Community Development, and the GIS Department, and to the Berkley Group as well, for their support and guidance throughout this process. NSA South Potomac looks forward to continuing to work with King George County on this important issue.

- Mr. Devries inquired how much of a delay NSA South Potomac will need.
 - Mr. Hastings stated, he cannot answer that question at this time, but will get back to the KGPC.
- Mr. Colwell inquired if the GIS files have been transferred to the KGCD.
 - Mr. Hastings stated, yes, the GIS files have been transferred to the KGCD.
- Mr. Kendrick inquired, if the MCAOD map will contain and follow property lines rather than the oval line seen previously in provided maps.
 - Mrs. Hall stated the military does not want the line specific to parcels; however, for enforceability, the KGCD does want the line to be specific to parcels. Details are being worked out.

Plan Review – None

Public Hearings – None

Old Business: Zoning and Subdivision Ordinance update (Article 4 and 5) – Heather Hall

- i. **Article V MCAOD**
- ii. **Use Matrix**
- iii. **Rural Small Business example**
 - Mrs. Hall stated at the request of NSASP, we will not review the Military Overlay this evening, however, KGCD & KGPC will review the Use Matrix.
 - Mrs. Hall inquired, how would the KGPC like to review the Use Matrix.
 - **It was the consensus of the KGPC to review the Use Matrix Page by Page.**
 - Explanation of Zoning Districts can be seen in Figure 1.

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Districts											
A-1 Limited Agricultural	A-2 Rural Agricultural	A-3 General Agricultural	R-1 One-Family Dwelling	R-2 General Dwelling	R-3 Multifamily Dwelling	C-1 Retail Commercial	C-2 General Trade	I-1 Industrial Light	I Industrial	R-C Resort Community	M-U Mixed Use

B = By-Right SE = Special Exception | Red = Addition Teal = Deletion Black = Existing

Figure 1 Districts

- Mrs. Hall, referenced the Use Matrix, as seen in Figure 2 and explained:
 - The Use Matrix takes KGC existing definitions/use and existing title of that particular use, and was combined with proposed. Some of definitions/uses are repetitive and could be combined into one proposed definition and improved upon; Some of existing definitions/uses also needed improvement based on VA State Code; In the Use Matrix, The Berkley Group (BC) showed how KGC currently permits use, and read what revisions The Berkley Group would recommend in proposed use/definition, zoning, use performance standards, and comments.
 - On the far-right column, one will see what the Berkley Group would recommend for use performance standards.
 - The Berkley Group will have specific State standards at a later date.
 - This evening, the KGPC will just look at: existing/proposed uses, definitions, and the zoning classification at this time.

King George County Draft Article VI, Use Matrix Worksession #4 May 31, 2022																			
Item No.	Existing Definition	Existing Use	Proposed Use	Proposed Definition	Districts											Use Performance Standards / Zoning	Editor's Notes / Comments		
					A-1 Limited Agricultural	A-2 Rural Agricultural	A-3 General Agricultural	R-1 One-Family Dwelling	R-2 General Dwelling	R-3 Multifamily Dwelling	C-1 Retail Commercial	C-2 General Trade	I-1 Industrial Light	I Industrial	R-C Resort Community			M-U Mixed Use	
Agricultural																			
1		Agricultural farming or forestry	Agriculture / Silviculture	Any operation devoted to the broad-scale production of crops, or animals or fish, the production of fruits and vegetables of all kinds, the production and harvest of products from silvicultural activity, and farm activities, as defined by the Code of Virginia.	B	B	B												
2	Small units include European Honeybees, (honeybees known by the species name Apis mellifera) (Definition based on current state recommendations which are currently being reviewed. Upon issuance of new state recommendations this term may need to be amended)	Keeping of bees	Agriculture, Residential	The personal and recreational practice of maintaining, raising, and/or breeding of bee colonies within gardens, yards, or similar backyards and the keeping and raising of chickens on land incidental to a principal dwelling.				B	B									Keep/Update	See page specification (European Honeybees, etc.) will be included in the use standards (Article VI).
		Keeping of chickens						B	B										
3		Agricultural operations which involve land application of fertilizers subject to provisions of Article 4, Section 4-6	Soil Application	The spreading, placement or distribution of fertilizers upon, or injection into, the land.	B	B												Keep/Update	
4	Commercial Any facility where horses are cared for, housed or set for hire. Private A facility where horses are kept for the use and enjoyment of the horse owners for which no compensation is involved.	riding stables, Commercial/Private riding stables, horse show arenas, and equine facilities, however, this user shall not include race tracks unless approved by referendum by the voters of King George County as required by the Code of Virginia, (59-1-99)	Stable, Commercial	A lot, building, or group of buildings, where compensation, whether monetary or goods, is provided for the boarding of equine, training involving groups of two or more children, or fields or arenas used for scheduled, public, or club events.	B	B	B											Suggested Keep/Update	
5			Stable, Private	A lot, building, or group of buildings, where horses are kept for the private use of the owners or their guests, but in no event for hire or compensation.	B	B	B											Suggested Keep/Update	Use standards (Article VI) will maintain the specifications currently provided in the existing Ordinance (if any, additional notes, etc.)
6		Produce stand, roadside	Roadside Farm Stand	An establishment for the seasonal retail sale of agricultural or forestal goods and merchandise incidental to an agricultural operation. Merchandise may include items such as fruits, vegetables, flowers, herbs, plants, jams, jellies, sauces, baked goods, or home-made handicrafts. Merchandise may not include automobile items for sale, such as clothing, housewares, etc. Also referred to as a roadside stand, farm stand, or wayside market.	B	B	B												

Figure 2 Example of the USE MATRIX

- Mrs. Hall stated a Use Matrix reviews the specific uses that we have in the King George County (KGC) ordinance; the definition and what districts. We may want specific uses to be by right, by special exception, or not permitted. The actual standards for each one of those uses will be at a later date. The last meeting, was great feedback for the Berkeley Group, to know what the KGPC were looking for, so when The Berkley Group gets ready to design those standards, it is what The Berkley Group will look for.
- Chairman Parker inquired about, Page 4, Dwelling, Accessory, multiple lots.
 - Mr. Kendrick stated the general discussion was about setting acreage requirement, and based on that acreage requirement, how many square feet that an additional dwelling unit could be.

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- Vice Chairman Moss stated it was also discussed the potential for making it a ratio of the primary dwelling.
 - Mr. Devries inquired if this is practical in R-1, R-2, or R-3. Because those zones are typically subdivided lots with minimum lot size is already.
 - Mrs. Hall stated there may be a fluke where there is one that has two acres and that might be something that you look at by a special exception.
 - Perhaps in A-1 there is 10 acres and you want to put a mother-in-law, you may not want to see those by a special exception.
- Mr. Colwell inquired about resort community district (RCD) and does KGC have this.
 - Mrs. Hall stated there is no RCD in KGC. This is the same as mixed-use and would have to be applied for rezoning. KGCPD would see the GDP ahead of time.
- Mr. Devries inquired about event venue and agrotourism. If I recall correctly, as we were discussing on an application for an event venue, sometime ago, Staff was arguing that the event venue was covered under agritourism. And if we denied an application, it would be against state code.
 - Mr. Devries stated the reason he inquired is due to in the Use Matrix, it is split up, on Page 2 and Page 18.
 - Mrs. Hall stated the agritourism comes directly out of state code. Wedding venues would still fall under that event venue, which would be a special exception in the A-1 and A-2 district.
- Vice Chairman Devries stated on event venue definition should be revised from:
 - **A business where the primary use is to host** events such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, ordinations, funeral receptions, fundraisers, retirement parties, corporate meetings, conferences, trade shows, speaker luncheon series, auctions, museum exhibits and similar events. An event venue may be indoors or outdoors. Government and military services and events are not special event venues. Special event venues may also be accessory or ancillary uses to other uses, such as, hotels or restaurants.
 - To: **A business where the primary purpose is to host.....**
 - Because one is talking about land use, this is usually an ancillary use or secondary to the primary use of farm or residence.
 - Mrs. Hall inquired if Mr. Devries was referencing the event venue definition? Mr. Devries stated, yes. Mrs. Hall stated the event venue is not limited to just agricultural. For example: If I wanted to open up a commercial space, like a banquet hall, that would fall under an event venue. And that is why The Berkley Group have made the changes of C-1 and C-2 being by right. A-1 and A-2 by special exception, which is the way it is now.
- Mr. DaCorta inquired about, Page 1, Keeping of Chickens, and why A-1, A-2, A-3 is blank.
 - Mrs. Hall stated the proposed use states Agricultural, Residential. With the keeping of chickens, which would be, by right in R-1, R-2, with a standard that we have previously created.
- Mr. DaCorta inquired about, Page 4, Deletion of Resort Community. Why was it deleted.
 - Mrs. Hall stated, KGCD can suggest to place it back into the Use Matrix.
- Mr. DaCorta inquired about, Page 3, Item 9, referenced Bed and Breakfast.

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- A single-family dwelling, that is occupied by the owner or agent who resides on premises, that provides temporary lodging, of no more than fifteen (15) bedrooms. Food service shall be at least one meal per day, to each person to whom overnight lodging is providing.
- Mrs. Hall stated there has to be differential on a hotel to B&B.
 - Mrs. Hall stated you had to have some sort of limitation to differentiate between a hotel, motel, and a bed and breakfast. 15, is what our current ordinance had listed.
- Mr. DaCorta inquired about, Page 4, Item 11, Dwelling, Accessory.
 - Mrs. Hall stated the Berkley Group will go back and revise Dwelling, Accessory.
 - This will be removed from the R-3 zoning district according to the May 31, 2022 KGPC Meeting.
- Mr. DaCorta inquired about, Page 6, Item 19, Group Home (Licensed)
 - Mrs. Hall stated Group Home (Licensed) would be through VA State Code.
 - By right to get a license to operate.
 - This would be aligned with the requirement of state code, and it would be up to the state of Virginia in order to get the license, and they would bring that license to us in a zoning permit, so that they can get a business license in King George County,
- Mr. DaCorta inquired about Westmoreland County group homes.
 - Mr. DaCorta stated, It is important to get right.
- Mr. DaCorta inquired about Westmoreland County focus on crafts, arts, and trades.
 - Mrs. Hall stated the discussion that we had with Staff, currently, we only have a home occupation in which we can only have one person outside of the home come to work for you daily, and you cannot have any people come to your home as customers.
 - The next level is commercial business.
 - Mrs. Hall stated this would create an in-between step for King George County.
- Mr. Colwell inquired about Page 10, Item 34, Education Facility, Primary or Secondary.
 - Is this just the alignment of the use with the districts?
 - Mrs. Hall stated, it allows KGC to have more schools and private school systems by a special exception, except for the by right of C-1 and C-2.
 - Private schools are needed, but by special exception.
- Chairman Parker inquired about, Page 10, Item 35 Emergency Management Services Facility.
 - Chairman Parker stated the primary concern is a building operated by a public, or private Emergency Management Services entity.
 - Chairman Parker stated if we do that by right, and a private firm, were to come in with loud emergency equipment, that is a for-profit entity, that is not necessarily a public service entity, like KGC F&R, that is a concern.
 - Mrs. Hall stated one of the comments that Staff made was that, for example, King George County Fire and Rescue would be considered a public use, as they would be owned by a government agency.
 - Mrs. Hall stated KGC F&R would be considered a public use.
 - Mrs. Hall inquired, if a private entity was focused on, where would you like to see this.
 - Mrs. Hall inquired would the KGPC like to see them by special exception or not permitted at all.
 - Mrs. Hall inquired, Special exception, with parameters.

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- Mrs. Hall inquired, does the KGPC want to see them by a special exception and in the agricultural or just not permitted at all, because keep in mind those emergency management systems do affect your ISO rating, which affects your insurance rating?
 - Mr. Kendrick stated to take it out of residential
 - It was the consensus of the KGPC, to let it be special exception in Agricultural districts, but not allowed in residential.
- Mr. DaCorta inquired about, Page 11, Item 38, Recreation, Public Park.
 - Mrs. Hall read Item 38, Public Park: Publicly owned and operated parks, picnic areas, playgrounds, indoor/outdoor athletic or recreation facilities, indoor/outdoor shelters, amphitheaters, game preserves, open spaces, and other similar uses. This use shall not include Public Use as defined in this ordinance.
 - Mrs. Hall stated, The Berkley Group will have to define this section more and standards need to added.
 - Mrs. Hall stated even if KGDCD would have to regulate.
 - Mr. Kendrick stated there should be consideration to neighbors, sound levels, lighting, timeframes, etc....standards for residential or agricultural.
 - Mrs. Hall stated it needs to be clarified if government owned or open to the public.
 - Mrs. Hall inquired (to the KGPC) if private owned but publicly open, what zoning classifications should this be in.
 - KGPC stated, Special Exception, Agricultural – A-1, A-2.
 - KGPC stated this item will need more work.
- Mr. Colwell stated there are many changes on Page 13.
 - Mrs. Hall stated this is in align with the Code of Virginia.
- Mrs. Hall stated Page 13, Item 43, Water System, Shared, A system for supply and distribution of potable water serving a maximum of two connections and less than 25 persons. Mrs. Hall stated 25 persons should be looked at.
 - Mr. Kendrick inquired if the Service Authority is allowing shared well.
 - Mrs. Hall stated, as of right now, no, however, you can only share your well with one other person.
 - Mr. Kendrick inquired is the Service Authority allowing a shared privately owned community well.
 - Mrs. Hall stated, not privately owned community wells, but a shared well with one other, property, or one other house is permitted by right.
 - Mr. Devries stated he believes there is some kind of resident(s) limitation for a well.... but is not sure where this ordinance stems from.
 - Mrs. Hall stated she believes it stems from the Health Department, but will look into this matter.
 - Mrs. Hall stated this should not be in major subdivisions, it is more designed for family members to share the cost of a well and not have another well in our aquifer.
- Mr. Devries inquired on Page 15, Item 48, Telecommunications Facility, Small Cell, is this cell towers the matrix is referring to.
 - Mrs. Hall stated the Berkley Group can provide more clarification.
 - The limit of 28 cubic feet or up to 80 feet that does require a special exception.
- Mr. DaCorta inquired about, Page 15, Item 50 & 51 Brewery or Distillery (Micro), why are they not in Agricultural.

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- Mrs. Hall stated this would be for storefront.
 - This is more for commercialized microbreweries, where one will open up a storefront.
- Page 17, Item 55, Daycare Centers, was reviewed extensively at the May 31, 2022 KGPC Meeting.
 - Mrs. Hall stated to review this was bringing Daycare Centers up to code and allowing it by a special exception, for some larger homes that can accommodate more children in accordance with state code.
- Mr. DaCorta inquired on Page 19; Garden Center/Commercial Greenhouse Item Greenhouse, why is this not listed in A-3.
 - Mrs. Hall stated KGC has less A-3; therefore, it was removed from A-3.
 - Mrs. Hall stated it was removed because of the small, lot size, and the very little, the county lists the consideration.
 - Mr. DaCorta stated he recommends to keep it as a Special Exception in A-3.
 - A-3 can be seen as a productive agricultural area.
- Vice Chairman Moss inquired about, Page 18, Item 59, Crematorium. Vice Chairman Moss stated the Berkeley Group recommends breaking that out, and they refer to item 82. Vice Chairman Moss stated he agrees with these being separate services.
 - Vice Chairman Moss stated, moving the crematorium, and moving it to a more industrial environment, is more correct.
 - Mrs. Hall stated, previously crematoriums were not addressed by our ordinance and we came in with a text amendment, which allowed them as an accessory use.
 - Mrs. Hall stated, for example, if I have a funeral home with an accessory use, which is secondary to my primary, as a crematorium, versus my business, as crematory all day, every day, and I have this huge industrial building that does this all day. This is an example of two different uses.
 - Mrs. Hall stated, Staff had a conversation with the Berkeley Group to identify that we recently made that change for the Storks to have that as an accessory.
 - Mr. DaCorta stated to limit to two, for bio-hazard reasons.
- Page 22, Item 73, Recreation/ Entertainment, Commercial Outdoor.
 - Mrs. Hall stated for the outdoor commercial recreation, there is some by right, and she assumed KGPC wanted to add standards as well.
 - The KGPC would like to add standards to Item 73.
- Page 22, Personal Services.
 - Mr. DaCorta inquired, if this would be covered under the home occupation standard, or, the new, small business (provisions).
 - Mrs. Hall stated in May, when the Berkeley Group was here, they talked about hair salons- maybe with one chair, tax preparers, etc....
- Mr. DaCorta stated on Page 25, Item 80, Adult Use.
 - Leave as Special Exception, in the C-1 Retail Commercial.
 - As there is an KGC ordinance towards Adult Use, The Berkeley Group will review.

The KGPC reviewed text updates for the remainder of the Use Matrix, Pages 25 – 35³

New Business – Capitol Improvement Programs FY2022/2023 – FY2026/27

³ The Use Matrix, Pages 1 -35 can be retrieved via Internet at, www.kinggeorgecountyva.gov/AgendaCenter/ViewFile/Agenda/_05312022-737
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- Mrs. Hall reviewed Capitol Improvement Programs and stated the physical printouts of the Excel CIP Spreadsheets have been given to the KGCP for their review. Mrs. Hall stated at the CIP public hearing, the county administrator, and department directors will present: updates, projects completed, and what is requested future projects. The KGCP will rate the projects urgency from 1-10 and ratings will be due one week after the July 12, 2022 KGCP Meeting to the KGCD; the KGCD will take the averaged KGCP recommendations and recommendations will be forwarded to the KGCBOS for their review.
- Mrs. Hall stated it is the recommendation of the KGCD for the KGCP to schedule a public hearing on the Capital Improvement Program (CIP) request for July 12, 2022.

After review, Chairman Parker called for a motion to schedule a public hearing for the Fiscal Years 2023-2028 Capital Improvement Program (CIP) Requests. Mr. Kendrick motioned to schedule a public hearing for Fiscal Years 2023-2028 Capital Improvement Program (CIP) Requests., seconded by Mr. Devries, and carried by a unanimous vote of 8-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Moss, Aye; Mr. Colwell, Aye; Mr. DaCorta, Aye; Mr. Devries, Aye; Mr. Kendrick, Aye, and Mr. Watkins, Aye.

Directors Report – Ms. Heather Hall, Director, Zoning Administrator with KGCD presented. Mrs. Hall stated in the month of April (2022), KGCD did 17 new single-family homes and a total of 116 permits; revenue of \$67,503. KGCD received a new commercial project, or Pyramid Health Care, which will be off Owen Drive for a 28,000 square foot medical facility. Mrs. Hall stated, the KGCD did receive an application from Founders Hill for a rezoning, which has now been renamed to Courthouse Commons. Mrs. Hall stated, some of you may remember, this is an old project that has been revised over time, and they have, as of today, asked to table the application process. They want to come back after fine tune their application (they want to rezone to C-1 and R-3 from A-2).

Other Business:

- Vice Chairman Moss inquired about KGC fire hydrant requirements, as some subdivisions that are not on public water, do not have fire hydrants.
 - Mrs. Hall stated fire hydrant requirements come from the King George County Fire Department. When the KGCD receive applications for a new subdivision (or commercial) that is on public water, the application is reviewed by KGC F&R. The KGC F&R, VDOT, The Service Authority, etc.... have their own line of review.
 - Mrs. Hall stated, if a subdivision is not on public water and on individual wells, a fire hydrant is not required.

Adjournment:

Having completed their agenda, Chairman Parker called for a motion to adjourn. Mr. Devries motioned to adjourn, seconded by Vice Chairman Moss, and carried by a unanimous vote of 8-0-0. Each member voting as follows: Chairman Parker, Aye; Vice Chairman Moss, Aye; Mr. Colwell, Aye; Mr. DaCorta, Aye; Mr. Devries, Aye; Mr. Kendrick, Aye, and Mr. Watkins, Aye. The King George County Planning Commission adjourned their meeting at 8:31 PM. Chairman Parker stated the May 10, 2022 KGCP meeting is hereby adjourned to the next regularly scheduled meeting on July 12, 2022.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.



KING GEORGE COUNTY PLANNING COMMISSIONS' AGENDA

Meeting Date: July 12, 2022

Item Number: _____

Subject: Fiscal Years 2022/2023 – FY2026/27 Capital Improvement Program (CIP) Requests.

Recommended Action: The Staff is requesting that the Planning Commission:

1. Take public comment; and provide individual ranking by July 26, 2022.

Summary of Information: The following system is used to rank projects:

<u>Project Consideration</u>	<u>Points</u>
Projects that are considered to be Urgent:	1 - 2.
Projects that are considered to be Necessary:	3 - 4.
Projects that are considered to be Needed, but not required:	5 - 6.
Projects that are considered to be Desirable:	7 - 8.
Projects that are deemed for Future Consideration:	9- 10.

The project consideration point total is achieved through the information provided with each request and the information provided at the public hearing.

The points will be added and averaged to achieve a consensus ranking for each project. The consensus ranking will then be presented to the Commission at its November meeting and a final ranking will be achieved through Commission review and discussion.

Once a final ranking is achieved, a final report will then be forwarded to the King George County Board of Supervisors for consideration.

CAPITAL IMPROVEMENT PLAN FY22 - FY26										
AGENCY/DEPT.	PROJECT TITLE	Staff Priority	PC Priority	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	TOTALS	TOTAL FUNDING REQUIRED
Parks and Recreation										
1	Parks and Recreation	Barnesfield Park Master Plan and Construction	Desirable	\$ -	\$ 50,000	\$ 2,050,000	\$ 2,000,000	\$ -	\$ 4,100,000	\$ 4,100,000
2	Parks and Recreation	Capital Equipment Upgrades - soccer goals and batting cages Sealston	Necessary	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
3	Parks and Recreation	Barnesfield Softball Lighting	Desirable	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ 650,000	\$ 650,000
4	Parks and Recreation	Dog Park	Necessary	\$ -	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000
5	Parks and Recreation	Sealston Sports Complex Playground	Necessary	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000
6	Parks and Recreation	Barnesfield Park Playground Replacement	Necessary	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000
7	Parks and Recreation	Sealston Sports Complex - Baseball Lighting	Future	\$ -	\$ -	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ 650,000
8	Parks and Recreation	Recreation Center	Future	\$ -	\$ -	\$ -	\$ 100,000	\$ 9,050,000	\$ 9,150,000	\$ 9,150,000
9	Parks and Recreation	Cedell Brooks Jr. Park Restrooms	Necessary	\$ -	\$ 395,000	\$ -	\$ -	\$ -	\$ 395,000	\$ 395,000
10	Parks and Recreation	Cedell Brooks Jr. Park - Parking Lot Repaving	Future	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ 500,000
11	Parks and Recreation	Trailways Feasibility Study Implementation	Future	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ -	\$ 450,000	\$ 450,000
Total for Parks & Recreation				\$ 200,000	\$ 1,460,000	\$ 2,700,000	\$ 2,900,000	\$ 9,050,000	\$ 16,310,000	\$ 16,310,000
King George Schools										
1	King George Schools	Pre-School Replacement	Urgent	\$ 25,000,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 25,000,000
2	King George Schools	Potomac Elementary School ADA Playground	Necessary	\$ 102,000	\$ -	\$ -	\$ -	\$ -	\$ 102,000	\$ 102,000
3	King George Schools	School Bus Replacement	Necessary	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 3,250,000	\$ 3,250,000
4	King George Schools	Access Control System - Potomac Elementary	Urgent	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
5	King George Schools	Parking Lots/Diveways	Necessary	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
6	King George Schools	Pre-School Roofing	Necessary	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
Total for School Division				\$ 26,827,000	\$ 1,150,000	\$ 650,000	\$ 650,000	\$ 650,000	\$ 29,927,000	\$ 29,927,000
Administration										
1	Administration	Ralph Bunche Hazardous Mitigation	Urgent	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
2	Administration	King George Middle School Turn Lane Project - Phase 2	Future	\$ -	\$ -	\$ -	\$ -	\$ 580,000	\$ -	\$ 580,000
3	Administration	Maintenance Building at Ralph Bunche Roof	Necessary	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ 140,000	\$ 140,000
5				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total for Administration				\$ 640,000	\$ -	\$ -	\$ -	\$ 580,000	\$ 640,000	\$ 1,220,000
Information Technology										
1	Information Technology	Network Management Systems	Urgent	\$ 256,000	\$ 268,800	\$ 284,240	\$ 298,452	\$ 313,374	\$ 1,420,866	\$ 1,420,866
2	Information Technology	Computer Replacement	Urgent	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ 125,000
3	Information Technology	Virtual Information Security Office - Cybersecurity	Urgent	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 300,000	\$ 300,000
4	Information Technology	Countywide VOIP Phone System Redundant Server	Urgent	\$ 78,000	\$ -	\$ -	\$ -	\$ -	\$ 78,000	\$ 78,000
5	Information Technology	GEO Enhanced 9-1-1 SIP Compliance Software	Urgent	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
6	Information Technology	Cisco Meraki Equipment Maintenance Renewals	Necessary	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
7	Information Technology	New Courthouse Equipment	Future	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Total for Info. Technology				\$ 819,000	\$ 378,800	\$ 344,240	\$ 358,452	\$ 373,374	\$ 2,273,866	\$ 2,273,866
Community Development										
1	Comm Development	Document Scanning	Urgent	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000	\$ 70,000
Total for Community Development				\$ 70,000	\$ -	\$ 80,000	\$ 80,000	\$ -	\$ 230,000	\$ 230,000
General Properties										
1	General Properties	Replace Upstairs HVAC unit at Revercomb Building	Urgent	\$ 260,000	\$ -	\$ -	\$ -	\$ -	\$ 260,000	\$ 260,000
2	General Properties	Relocation of General Properties	Necessary	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000
Total for General Properties				\$ 610,000	\$ -	\$ -	\$ -	\$ -	\$ 610,000	\$ 610,000
Solid Waste										
1	Solid Waste	Skid Steer	Necessary	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
2	Solid Waste			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total for Solid Waste				\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -
King George Sheriff's Office										
1	Sheriff's Office	Countywide 700 MHz Radio Sstem	Urgent	\$ 11,800,000	\$ -	\$ -	\$ -	\$ -	\$ 11,800,000	\$ 11,800,000
Total for Sheriff's Office				\$ 11,800,000	\$ -	\$ -	\$ -	\$ -	\$ 11,800,000	\$ 11,800,000
Fire, Rescue & Emergency Services										
1	Emergency Services	Ambulance Replacement Program	Urgent	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000	\$ 1,500,000
2	Emergency Services	Opticom- Preemption System	Necessary	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ 230,000	\$ 230,000
2	Emergency Services	Fire and Rescue Facilities	Urgent	\$ -	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000	\$ 20,000,000	\$ 20,000,000
3	Emergency Services	Aerial Ladder Truck Apparatus	Necessary	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ 1,200,000	\$ 1,200,000
Total for Emergency Services				\$ 530,000	\$ 10,300,000	\$ 1,500,000	\$ 300,000	\$ 10,300,000	\$ 22,930,000	\$ 22,930,000
Total for all Projects				\$ 41,596,000	\$ 13,288,800	\$ 5,274,240	\$ 4,288,452	\$ 20,953,374	\$ 84,820,866	\$ 84,820,866

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Item No.	Existing Definition	Existing Use	Proposed Use	Proposed Definition	Districts											Use Performance Standards	Editor's Notes / Comments	
					A-1 Limited Agricultural	A-2 Rural Agricultural	A-3 General Agricultural	R-1 One-Family Dwelling	R-2 General Dwelling	R-3 Multifamily Dwelling	C-1 Retail Commercial	C-2 General Trade	I-1 Industrial Light	I Industrial	R-C Resort Community			M-U Mixed Use
					B = By-Right SE = Special Exception Red = Addition Teal = Deletion Black = Existing													
Agricultural																		
1		Agricultural farming or forestry	Agriculture / Silviculture	Any operation devoted to the bona fide production of crops, or animals, or fowl; the production of fruits and vegetables of all kinds; the production and harvest of products from silvicultural activity; and farm wineries, farm breweries, and farm distilleries as defined by the Code of Virginia.	B	B	B										Section 7-2-1	
		Animals, raising of			B	B	B											
2	Shall only include European honeybee, otherwise known by the species name <i>Apis mellifera</i> . (Definition based on current state recommendations which are currently being reviewed. Upon issuance of new state recommendations this term may need to be amended)	Keeping of bees	Agriculture, Residential	The personal and recreational practice of maintaining, raising, and/or breeding of bee colonies within apiaries, hives, or similar container and the keeping and raising of chickens on land incidental to a principal dwelling.				B	B								Section 7-2-3	Bee type specification (European honeybee, etc.) will be included in the use standards (Article VII).
					Keeping of chickens				B	B								
3		Agricultural operations which involve land application of biosolids subject to provisions of Article 4, Section 4.6	Biosolid Application	The spreading, placement or distribution of biosolids upon, or insertion into, the land.	B	B											Section 7-2-5	
4	Commercial: Any facility where horses are cared for, boarded or let for hire. Private: A facility where horses are kept for the use and enjoyment of the horse owners for which no compensation is involved.	Riding stable, Commercial/Private	Stable, Commercial	A lot, building, or group of buildings, where compensation, whether monetary or goods, is provided for the boarding of equine; training involving groups of five or more students; or fields or arenas used for scheduled, public, or club events.	B	B	B SE										Section 7-2-6	As a result of the May 29 worksession discussion and additional review at the June 14 PC meeting, allowing commercial stables as a by-right use in the RC district, as currently provided in the existing Ordinance.
					Riding stables, horse show areas, and equestrian facilities, however, this use shall not include race tracks unless approved by referendum by the voters of King George County as required by the Code of Virginia, §59.1-391.	B	B	SE							B			
5			Stable, Private	A lot, building, or group of buildings, where horses are kept for the private use of the owners or their guests, but in no event for hire or compensation.	B	B	B										Section 7-2-7	Use standards (Article VII) will maintain the specifications currently provided in the existing Ordinance (lot size, additional horses, etc.)
6		Produce stand, roadside	Roadside Farm Stand	An establishment for the seasonal retail sale of agricultural or forestal goods and merchandise incidental to an agricultural operation. Merchandise may include items such as fruits, vegetables, flowers, herbs, plants, jams, jellies, sauces, baked goods, or home-made handicrafts. Merchandise may not include warehouse items for resell, such as clothing, housewares, etc. Also referred to as a roadside stand, farm stand, or wayside market.	B	B	B											

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					<i>B = By-Right SE = Special Exception</i> Red = Addition Teal = Deletion Black = Existing														
7	<i>Suggested Additions to Agriculture</i>		Agriculture, Intensive	The commercial confined keeping of animals and storage of agricultural products with accessory uses including storage bins and litter/manure storage. The operations of the use may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties.	B	B												Section 7-2-2	
8			Agritourism	Pursuant to the Code of Virginia §15.2-2288.6, any activity carried out at a farm winery, farm brewery, farm distillery, farm, ranch, or other agricultural operation, that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions, regardless of whether or not the participant paid to participate in the activity. These rural activities also include, but are not limited to, farm tours, tours of an individual agricultural operation, hayrides, heirloom plant/animal exhibits, crop mazes, and educational programs, workshops, or demonstrations related to agriculture or silviculture. This use does not include weddings and other non-agricultural events as provided by the use Event Venue, as defined by this Ordinance.	B	B	B											Section 7-2-4	Suggested addition as it is becoming a popular use in rural areas across the State, as a bolster to economic development, and is something discussed during public engagement. The definition aligns with the Code of Virginia definition and states that the activity must be on a "farm winery, farm brewery, farm distillery, farm, ranch, or other agricultural operation." This is to prevent barns and other farm-related structures from being built on land that is not used for bonafide agricultural operations. In that case, "Event Venue" would be the appropriate use. As a result of the June 14 PC meeting discussion, clarification has been added to the definition to state that non-agricultural uses (weddings, etc.) are provided by event venue, not agritourism. The agritourism use performance standards further solidify the bonafide agricultural-related requirements for agritourism uses.

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					B = By-Right SE = Special Exception Red = Addition Teal = Deletion Black = Existing													
Residential																		
9	Any establishment having no more than fifteen (15) bedrooms, offering to the public, for compensation, transitory lodging or sleeping accommodations, and offering at least one meal per day, which may but need not be breakfast, to each person to whom overnight lodging is provided.	Bed and breakfast	Bed and Breakfast	A single family dwelling, that is occupied by the owner or agent who resides on premises, that provides temporary lodging, of no more than fifteen (15) bedrooms. Food service shall be at least one meal per day, to each person to whom overnight lodging is providing.	SE	SE						SE	SE				Section 7-3-1	June 14 PC meeting raised the question of where the 15 room threshold originates; this is the threshold used in the definition for "bed and breakfast" in Administrative Code, 3VAC5-50-190.
	Any establishment having no more than fifteen (15) bedrooms, offering to the public, for compensation, transitory lodging or sleeping accommodation, and offering at least one meal per day, which may but need not be breakfast, to each person to whom overnight lodging is providing. The term shall also include catered group functions, such as luncheons, dinners, wedding and receptions and/or the operation of a restaurant.	Bed and breakfast inn			SE	SE						SE	SE					
10	A child care program offered in the residence of the provider or the home of any children in care for one to five children under the age of thirteen, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.	Family day home	Day Care, Family Home (1-4 Individuals)	A child day program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for up to four children at any one time, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.	B	B	B	B	B	B						B	B	Recommend providing two levels of Family Home Day Care; one up to 4 children, and the other for 5-12 children. The relevant section of the Code of Virginia states that a home that has 4 children or less does not need to be licensed, but a license is required for a home with 5 or more children. <i>See Item No. 24</i> The addition to allow this use by-right in RC and MU is due to the Code of Virginia requirement that Family Day Homes (1-4 Individuals) be permitted anywhere that single-family dwellings are permitted.

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Item No.	Existing Definition	Existing Use	Proposed Use	Proposed Definition	Districts											Use Performance Standards	Editor's Notes / Comments		
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					B = By-Right SE = Special Exception Red = Addition Teal = Deletion Black = Existing														
11		Additional dwelling unit located within or attached to a main structure and having a floor area not in excess of 800 square feet may be constructed for use by guests or other family members occupying the premises, provided: (1) that the overall design of the main dwelling building has the general appearance of one-family dwelling and (2) that the lot area requirement shall be increased by 5,000 square feet in cases where neither community water nor sewer is provided.	Dwelling, Accessory	An ancillary or secondary dwelling unit that exists on the same lot as the principal dwelling as a standalone structure, in an accessory structure, or attached to or in a primary structure.	SE B	SE B	SE B	SE B	B							SE	SE	Section 7-3-2	As a result of the May 29 worksession discussion, removed from R-3 district. Additionally, use performance standards have been drafted based on the May 29 worksession discussion and will be presented at the July worksession.
	A residential building or portion thereof designed or used primarily for residential purposes as associated with one or more agricultural uses occurring upon the property which the dwelling is to be located.	Dwelling, farm tenant-dwelling constructed as part of a working farm; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by 5 acres for each tenant dwelling			B	B	B	B	B							SE	SE		
		Dwelling, farm tenant-dwelling constructed as part of a working farm; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by 10 acres for each tenant dwelling			B	B	SE B	B	B							SE	SE		
		Manufactured home dwelling located on a farm and used only as a farm tenant dwelling; provided that minimum lot size as specified in Section 2.3.4.1 of this Ordinance shall be increased by five acres for each Manufactured home dwelling			B	B	B	B	B							SE	SE		
12	A structure subject to federal regulation, which is transportable in one or more sections; is eight (8) body feet or more in width and (40) forty body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.	Manufactured home	Dwelling, Manufactured Home	A "single-wide," "double-wide," or "triple-wide" structure that is transportable in one (1) or more sections, is eight (8) feet or more in width and forty (40) feet or more in length in the traveling mode, is built on a permanent chassis and is designed for use as a dwelling unit with or without a permanent foundation when connected to the required utilities. For purposes of this chapter, a Manufactured Home must meet the standards promulgated by the United States Department of Housing and Urban Development (HUD), published at 24 CFR Part 3280, including the ANSI standards incorporated therein by reference. For purposes of this chapter, a Manufactured Home must bear a data plate declaring that it meets HUD standards.	B	B	B											Section 7-3-3	Definition is reflective of Code of Virginia and US Dept. of Housing and Urban Development (HUD) definition(s).
		Manufactured home on individual lot structure.			B	B	B												

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Item No.	Existing Definition	Existing Use	Proposed Use	Proposed Definition	Districts											Use Performance Standards	Editor's Notes / Comments		
					A-1 Limited Agricultural	A-2 Rural Agricultural	A-3 General Agricultural	R-1 One-Family Dwelling	R-2 General Dwelling	R-3 Multifamily Dwelling	C-1 Retail Commercial	C-2 General Trade	I-1 Industrial Light	I Industrial	R-C Resort Community			M-U Mixed Use	
					B = By-Right SE = Special Exception Red = Addition Teal = Deletion Black = Existing														
13		Temporary dwelling	Dwelling, Manufactured, Temporary/Accessory	A manufactured home used temporarily as a dwelling while a permanent dwelling is constructed.	B	B	B	B	B	B								Section 7-3-4	
14	A building containing three or more dwelling units.	Dwelling, multifamily	Dwelling, Multi-Family	A building arranged or designed to be occupied by three or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type but not limited to would be garden apartments, low-and high-rise apartments, apartments for elderly housing, and condominiums.						B					B	B	Section 7-3-5		
	A residential living facility which includes buildings and structures which house six or more individuals who because of age, mental disability or other reasons, must live in a supervised environment but who are physically capable of responding to an emergency situation without personal assistance. To include both assisted living and independent living or combination of assisted living and independent living facilities.	Dwelling, multifamily elderly																	
15		Dwellings, one family, in existence on September 3, 1987, the date of adoption of this ordinance.	Dwelling, Single Family	A site built or modular building designed for and used exclusively as one dwelling unit for permanent occupancy by one family, which is surrounded by open space or yards on all sides, is located on its own individual lot, and which is not attached to any other dwelling by any means.	B	B	B	B	B	B	B	B	B	B	B	B	B		
	A residential building designed for or occupied exclusively by one family.	Dwelling, single-family			B	B	B	B	B	B	B						B		
16	One of a group of three to eight units arranged or designed as dwellings located on abutting walls without openings, and with each unit having a separate lot with minimum dimensions required by district regulations.	Townhouse	Dwelling, Townhouse	A row of three or more dwelling units, each separated from one another by a continuous vertical wall without opening from basement floor to roof between units, which is commonly known as a firewall, and each on a separate parcel.												B	B	Section 7-3-6	Recommend permitting in R-2 to provide greater variety in housing types.

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					<i>B = By-Right SE = Special Exception</i> Red = Addition Teal = Deletion Black = Existing															
17	A building containing two dwelling units.	Dwelling, duplex	Dwelling, Two-Family	Also referred to as a duplex; means a structure arranged or designed to be occupied by two families, the structure having only two dwelling units, each unit being on a separate lot. Such dwelling units share at least one common wall or ceiling that separates living space (i.e., living room, kitchen, bedroom, bathroom, etc.).		B	B			B	B					B	B			
18		Manufactured home, in addition to the primary dwelling for occupancy by the lot owner's immediate family, for reasons for hardship	Family Health Care Structure, Temporary	As required by and pursuant to all conditions set forth in the Code of Virginia §15.2-2292.1, a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation; (ii) is limited to one occupant who shall be the mentally or physically impaired person, or in the case of a married couple, two occupants, one of whom is a mentally or physically impaired person and the other requires assistance with one or more activities of daily living as defined in §63.2-2200, as certified in writing by a physician licensed in the Commonwealth; (iii) has no more than 300 gross square feet; and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§36-70 et seq.).	SE B	SE B	SE B	B	B	B							B	B	Section 7-3-7	Recommend to follow Code of Virginia guidance and definition for this use. Code of Virginia requires that these be allowed where single family dwellings are permitted.
19	A residential living facility in which no more than eight mentally ill, mentally retarded, or developmentally disabled persons reside, with one or more resident counselors or other staff persons as residential occupancy by a single family. A group home shall be considered as residential occupancy by a single family.	Group home	Group Home	As provided by Code of Virginia § 15.2-2291, a licensed residential facility in which no more than eight mentally ill, intellectually disabled, or developmentally disabled persons or no more than eight aged, infirmed or disabled persons reside, with one or more resident counselors or other resident or nonresident staff persons, shall be considered a residential occupancy by a single family. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in the Code of Virginia §54.1-3401. Such facility shall be licensed by the Commonwealth of Virginia Department of Behavioral Health and Development Services (Code of Virginia §15.2-2291).	B	B	B	B	B	B							B	B		Code of Virginia requires that these be allowed where single family dwellings are permitted.

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					B = By-Right SE = Special Exception Red = Addition Teal = Deletion Black = Existing															
20	Any occupation, profession, enterprise or activity conducted in a dwelling unit by one (1) or more members of a family on the premises which is incidental and secondary to the use of the premises for dwelling, provided that: (a) such occupation shall not require external alterations of the building, [and] (b) not more than one person not a member of the family is employed on the premises, [and;] (c) there shall be no group assembly or activity or display of goods or products that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling. When within the above requirements, a home occupation includes but is not limited to the following:(a) art or crafts studio/shop,(b)musical instruction,(c) dressmaking,(d) professional office of a physician, dentist, minister, lawyer, engineer, architect, accountant, salesman or other similar occupations,(e) tutoring,(f)keeping of roomers or boarders. A home occupation shall not be interpreted to include the conduct of nursing homes, convalescent homes, rest homes, restaurants, tourist home, daycare centers, massage parlors or similar establishments offering services to the public.	Home occupation	Home Occupation, Class A	An accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services and which only generates one additional employee, other than family members residing in the dwelling unit, or more than five customers daily. Such occupations may require the use of accessory structures.	B	B	B	B	B	B		B						Section 7-3-8	As a result of the May 29 worksession discussion, "Home Occupation" has been broken into three classes; A, B, and C. "Home Occupation, Class C" will be modeled after Westmoreland County's "Rural Small Business." It is intended for home businesses that may have a larger presence (employees, customers, vehicles, etc.) but due to its location and distance from neighboring properties, may not require SE review.	
21	goods or products that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling. When within the above requirements, a home occupation includes but is not limited to the following:(a) art or crafts studio/shop,(b)musical instruction,(c) dressmaking,(d) professional office of a physician, dentist, minister, lawyer, engineer, architect, accountant, salesman or other similar occupations,(e) tutoring,(f)keeping of roomers or boarders. A home occupation shall not be interpreted to include the conduct of nursing homes, convalescent homes, rest homes, restaurants, tourist home, daycare centers, massage parlors or similar establishments offering services to the public.		Home Occupation, Class B	An accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services and which generates not more than two full or part-time employees, other than family members residing in the dwelling unit. No more than ten customers may be allowed on the premises daily. Such occupations may require the use of accessory structures.	SE	SE	SE	SE	SE	SE	B	B						Section 7-3-9		
22	goods or products that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling. When within the above requirements, a home occupation includes but is not limited to the following:(a) art or crafts studio/shop,(b)musical instruction,(c) dressmaking,(d) professional office of a physician, dentist, minister, lawyer, engineer, architect, accountant, salesman or other similar occupations,(e) tutoring,(f)keeping of roomers or boarders. A home occupation shall not be interpreted to include the conduct of nursing homes, convalescent homes, rest homes, restaurants, tourist home, daycare centers, massage parlors or similar establishments offering services to the public.		Home Occupation, Class C	An accessory use of a dwelling unit for gainful employment involving the provision of goods and/or services. This use is intended for home businesses that do not meet the criteria of Home Occupation Class A or B, and may need to store large scale equipment, supplies or heavy machinery.	B	B														Section 7-3-10
23	An area designed, constructed, equipped, operated and maintained for the purpose of providing spaces for two or more mobile homes intended for use as occupied dwelling units and meeting or exceeding all applicable requirements for mobile home parks as stipulated by the County of King George and the Commonwealth of Virginia.	Manufactured home park	Park, Manufactured Home	An area designed, constructed, equipped, operated and maintained for the purpose of providing spaces for two or more manufactured homes intended for use as occupied dwelling units and meeting or exceeding all applicable requirements for manufactured home parks as stipulated by the County of King George and the Commonwealth of Virginia.															Section 7-3-11	
24	A building other than a motel where meals and/or lodging for compensation are provided for three or more persons.	Boarding and/or rooming house	Short-Term Rental	A residential dwelling unit that is used or advertised for rent for transient occupancy in increments of 45 nights or less. This use type does not include bed-and-breakfast establishments and does not apply to month-to-month extensions following completion of a year's lease.	B	B	B	B	B	B		SE				B	B		Section 7-3-12	

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					B = By-Right SE = Special Exception Red = Addition Teal = Deletion Black = Existing																
25	<i>Suggested Additions to Residential</i>		Day Care, Family Home (5-12 Individuals)	A child day program, as defined under Code of Virginia § 22.1-289.02, for children offered in the residence of the provider for between five and twelve children at any one time, exclusive of the provider's own children and any children who reside in the home, when at least one child receives care for compensation.	B	B	B	SE	SE	SE										Suggested addition to cover Family Day Homes for 5-12 children. This is not required by Code of Virginia and can be removed, if desired. Recommend providing two levels of Family Home Day Care; one up to 4 children, and the other for 5-12 children. The relevant section of the Code of Virginia states that a license is required for a home with 5 or more children, thus the separation of 1-4 children and 5-12 children. <i>See Item No. 10</i>	
26			Life Care Facility	A residential facility primarily for the continuing care of the elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home type care where all related uses are located on the same lot. Such facility may include other services integral to the personal and therapeutic care of the residents.				SE	SE	SE											
27			Shelter, Residential	A facility providing temporary housing and feeding for one or more individuals who are otherwise temporarily or permanently homeless. Ancillary community support services may be provided including, but not limited to, child care, counseling, food distribution, or vocational training.							SE										

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Public, Civic, and Recreational																			
28	A lot or tract of land on which any or all of the following facilities may be provided for nonresidents of such lot or tract; camping, picnicking, boating, fishing, swimming, outdoor games and sports, and activities incidental to the above but not including motorized amusement devices or permanent structures for housing of guests.	Day camp	Campground	A lot, tract, or parcel of land operated as a commercial or noncommercial enterprise in which seasonal facilities are provided for all or any of the following: camping, picnicking, boating, fishing, swimming, outdoor games and sports, and activities incidental and relating to the foregoing, including tents or similar rustic structures (excluding recreational vehicles and mobile homes) for seasonal or temporary recreational occupancy.	SE	SE	SE											Section 7-4-1	
29	Travel trailer park: Any approved site, lot, field or tract of land used or intended to be used by travel trailers in land areas devoted to transient lodging and to recreational uses.	Campground/travel trailer park, Commercial/Private	Camp, Recreational Vehicle (RV) Park	A lot, tract, or parcel of land used or intended to be used by recreational vehicles, tiny homes, or similar structures for transient lodging which may include longer periods of stay subject to the standards of this Ordinance.	SE	SE												Section 7-4-2	
30		Cemetery, commercial	Cemetery, Public	Any land or structure used or intended to be used for the interment of human remains. Additionally, a cemetery includes mausoleums, columbaria, chapels, administrative offices, and maintenance and storage areas (Code of Virginia § 15.2-2288.5). The sprinkling of ashes or their burial in a biodegradable container on church grounds or their placement in a columbarium on church property shall not constitute the creation of a cemetery.	B	B	SE				B SE	B SE	B						Suggest "saving" valuable commercial land for commercial uses; suggest requiring an SE for this use in commercial districts. As King George County's largest stand alone cemetery is zoned commercial, can consider leaving by-right.
31		Cemetery, private	Cemetery, Private	Any land or structure used or intended to be used for the interment of human remains, used by the owners or family of the land or structure.	B	B	B												
32	An organization using a building, premises or facility operated for special, educational or recreational purposes, but not for profit or to render a service which is customarily carried on as a business.	Club, Private	Club	A use providing educational, meeting, or social facilities for civic or social clubs, fraternal/sororal organization, and similar organizations and associations, primarily for use by members and guests.		SE	SE				B	B	B						
	A building or part thereof, owned or leased and occupied by a nonprofit organization and which is primarily used for nonprofit activities.	Semipublic building		Recreational facilities, unless otherwise specifically cited in this section, may be provided for members and guests as an accessory use. A Club does not include a building in which members reside.		SE	SE		B	B	B	B	B						

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33		Radio/Television station	Communications Services	An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished using electronic and telephonic mechanisms. Excluded from this use type are facilities classified as utility services, major or broadcasting or communication towers. Typical uses include television studios, telecommunication service centers, telegraph service offices or film and sound recording facilities.									B	B				
34	A building, group of buildings or other place designed and/or used for the cultural, educational and/or recreational activities of the inhabitants of a definable geographic area and not operated for profit.	Community center	Cultural/Community Facility	A use providing for the public display, performance, or enjoyment of heritage, history, or the arts. This use includes but is not limited to: museums, arts performance venues, cultural centers, or interpretive sites, but does not include commercially-operated theatres.	SE	SE	SE	SE	SE	SE	B	B	B		B	B		
35	A facility that provides a curriculum of elementary and/or secondary academic instruction including kindergartens, elementary schools, junior high schools, high schools and colleges which are owned and operated privately. This definition shall be construed as being inclusive of all buildings, structures, grounds and uses that are associated with the organization of the school including, but not limited to administration buildings, athletic fields, cafeterias, chapels, classrooms, dormitories, laundries, staff housing, and other similarly used buildings.	School, private	Education Facility, Primary or Secondary	A public, private or parochial school offering instruction at the primary, elementary, junior and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.	SE	SE	SE	SE	SE	SE	B	B				B		Suggest permitting in all residential and remaining agricultural districts, by a SE. These uses can generate increased traffic and a SE would allow for greater discretion and/or a Traffic Impact Analysis.
36		Emergency Service Facilities, such as but not limited to: Fire and Rescue Stations.	Emergency Management Services Facility	A building or facility operated by a private entity for the provision of emergency operations and may include storage of emergency vehicles and equipment and ancillary operations. Such uses include but are not limited to fire stations, police stations, and ambulance services. Government owned facilities are not included in this use, and are provided in Public Use, as defined by this Ordinance. This use does not include Office, Medical/Clinic, as defined by this Ordinance.	SE	SE	SE				B	B	B	B	B	B		Section 7-4-3 As a result of the May 29 worksession discussion and June 14 PC meeting, this use and definition has been edited to provide for privately owned and operated emergency management facilities.

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37	A building, or part thereof, owned or leased and occupied by an agency or political subdivision of the United States of America, the Commonwealth of Virginia of King George County.	Public building	Public Use	Use of land, exclusively for public purposes, by any department or branch of the federal government, Commonwealth or any political subdivision, public authority, or any combination thereof. This use shall not include Educational Facilities or Utility Service (major or minor) as defined in this ordinance.	B	SE B	SE B	B	B	B	B	B	B	B	B	B		
	Any use for exclusively public purposes without reference to ownership of the building or structures or the realty upon which it is situated by any department or branch of the federal government; Commonwealth of Virginia; or King George County government under the direct authority of the Board of Supervisors; the King George County School Board; the King George County Service Authority; and, the King George County Wireless Authority when such uses are implemented under the direct authority of the Board of Supervisors through the capital improvements program; or any licensed public utility. Any exclusion from zoning compliance under this definition shall not affect any requirement for compliance with Section 15.2-2232 VA Code ann. or Section 32-201.20.1 of this Chapter.	Public use			B	B	B	B	B	B	B	B	B	B	B	B	B	
38	A facility or facilities that are noncommercial, indoor/outdoor, including, but not limited to, swimming pools, walking, riding or biking trails, tot lots, playgrounds, picnic areas, tennis, racquetball, handball, basketball, or other similar courts, community club house or other similar uses all on land held by the owner/developer or Homeowner Association or similar membership organization whose members include all the property owners within a Major Subdivision as defined by the King George County Subdivision Ordinance or townhouse development.	Recreation facility, community	Recreation Facility, Neighborhood	An indoor or outdoor recreation facility that is managed and operated by an HOA or developer, and that is to be used specifically by the residents and guests of a particular residential development, planned development, or residential neighborhood.	B	B	B	B	B	B						B	B	Recommend to change name to "Recreation Facility, Neighborhood," as the term community can be synonymous with public.
	Tennis and handball courts and associated clubhouse, both indoor and outdoor.				B	B	B	B	B	B				B	B			

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39	An establishment where facilities are provided for physical exercise, games or sports but not including mechanical or electrical amusement devices.	Recreation facilities, outdoor (Private/Noncommercial)	Recreation Facility, Non-Commercial	Privately owned, not for profit park and recreation facilities that are open to the public. These uses may charge a fee but not for commercial gain. This use includes parks, picnic areas, playgrounds, active or passive recreation facilities, outdoor shelters, amphitheaters, open spaces, and other similar uses. This use does not include Recreation/Entertainment, Commercial Indoor or Outdoor; Recreation Facility, Neighborhood; or Public Use, as defined by this Ordinance.	SE	SE	SE	B SE	B SE	B SE					SE	SE		As a result of the May 29 worksession discussion and June 14 PC meeting, this use and definition has been edited to provide for publicly accessible parks and recreation facilities that are not operated for commercial gain. They may charge a fee, but do not collect profit as a commercial enterprise. Per staff direction and June 14 PC meeting notes, permitting as a SE in agricultural, residential, and planned development districts.
		Recreation facilities, outdoor (Public/Private)			SE	SE	SE	SE	SE	B SE					SE	SE		
40	Any structure, the primary use of which is for religious services. The term "church" shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held. A church and/or other place of worship as defined under this section shall not include the operation of daycare and/or a nursery school. However, nothing in this section shall prohibit a church and/or other places of worship from applying for the appropriate permits to operate a daycare and/or nursery school.	Churches and/or other places of worship	Religious Assembly	A use located in a permanent building or in outdoor spaces and providing regular organized religious worship and related incidental activities. This use shall not include Educational facility, primary/secondary schools and Day care facilities.	SE	SE	SE	SE	B	B	B	B	B SE	B	B			While some churches/assemblies have day cares, etc., we recommend to treat these are separate uses. A second option to consider would be to maintain language from the current definition that day cares, etc. are not permitted but that a Religious Assembly may apply for an additional permit for a Day Care Facility/Education Facility.
41	Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.	Telecommunication facility	Telecommunications Facility	Any unstaffed facility for the transmission and/or reception of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transmission or reception devices or antenna. Excluded are amateur radio antennas, which are defined separately. Also excluded are wireless communication antennas which fit the definition of Small cell facility and "Administrative review-eligible project" as defined in the Code of Virginia §15.2-2316.6 and supplied as Utility service, minor by this ordinance.	SE	SE		SE	SE	SE	SE	SE	SE				Section 7-4-6	As a result of the May 29 worksession discussion, permitting in all residential districts as a SE.

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42		Water/Sewer treatment plant	Utility Service, Major	Service of a regional nature which normally entails the construction of new buildings or structures such as electric generating plants and sources; electrical switching facilities and stations or substations; community wastewater treatment plants; water towers; sanitary landfills; and similar facilities. All overhead transmission lines are included in this definition.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			
		Water/Sewer treatment plant, unless already authorized in a Master Development Plan approved pursuant to these district regulations			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE
		Public utilities structures (no outside storage)			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE
		Utility pipelines, transmission lines and appurtenances, unless already authorized in a Master Development Plan approved pursuant to these district regulations			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE
43		Utility pipelines, transmission lines and appurtenances, including substations and aboveground structures	Utility Service, Minor	A service that is necessary to support development within the immediate vicinity and involve only minor structures. Included in this use type are small facilities such as "Administrative review-eligible project" as defined in the Code of Virginia §15.2-2316.3, transformers and relay and booster devices. This use does not include Community/Public Water System or Shared Water System, as defined in this Ordinance.	B	B	B	B	B	B	B	B	B	B	B	B	Section 7-4-8	As a result of the May 29 worksession discussion and additional review at the June 14 PC meeting, clarification has been added to state that this use does not include Shared or Community Water Systems.		
		Facilities and structures necessary for rendering utility service, including poles, wires, transformers, telephone booths and the like for normal electrical power distribution or communication service, and pipelines or conduits for gas, sewer, or water service			B	B	B	B	B	B	B	B	A B	A B	B	B				
		Telephone exchange equipment			B	B	B	B	B	B	B	B	B	B	B	B			B	
44	Water storage and or pumping facilities are defined to include: a. Community water system. A water system owned and operated by a sanitary district, public service authority, municipality or county, or owned and operated by a corporation and properly chartered and certified by the State Corporation Commission, and subject to special regulations of the Virginia Department of Health, State Water Control Board and as herein set forth. b. Noncommunity water system. A system for supply and distribution of potable water serving three or more but less than 15 connections or 25 persons.	Water storage and/or pumping facilities	Water System, Community/Public	A system for supply and distribution of potable water that is owned and operated by a sanitary district, public service authority, County, or owned and operated by a corporation.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	Section 7-4-9			
		Water storage and/or pumping facilities, unless already authorized in a Master Development Plan approved pursuant to these district regulations.			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	
45	A system for supply and distribution of potable water serving a maximum of two connections and less than 25 persons.	Shared water system	Water System, Shared	A system for supply and distribution of potable water serving a maximum of two connections and less than 25 persons.	B	B	B	B	B	B	B	B	B	B	B	B	Section 7-4-10	The CDC defines "private water system" as: "Private water systems are those that serve no more than 25 people at least 60 days of the year and have no more than 15 service connections." The existing and proposed definition reflect the CDC.		
		Structure for public utilities not involving outside storage of equipment or materials			B	B	B	B	B	B	B	B	B	B	B	B				

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46	<i>Suggested Additions to Public, Civic, and Recreational</i>		Amateur Radio Tower	Amateur radio antennas means a freestanding or building mounted structure, including any base, tower or pole, and appurtenances, intended for airway communication purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Communications Commission.	B	B	B	B	B				B	B	B	B				
47			Education Facility, College, University, Business, or Trade	An educational institution authorized by the Commonwealth of Virginia toward certificate, license, associate, baccalaureate or higher degrees, and facilities associated with it. This term includes academic buildings, administrative facilities, dormitories, special housing, parking areas, dining halls and other physical plants associated with the college, university, business or trade school use.									B	B	B	B		B	Agricultural districts can be considered for these uses, if King George County desires.	
48			Shelter, Animal	A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.	SE	SE														Section 7-4-5
49			Telecommunications Facility, Small Cell	A wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services (Code of Virginia §15.2-2316.4).	B	B	B	B	B	B	B	B	B	B	B	B	B	B		Section 7-4-7
50			Wildlife Conservations / Reserves	Publicly or privately owned land used for the preservation of terrestrial or aquatic species of animals, and the sport of aquatic animals. Typical uses include game preserves, wildlife sanctuaries, fisheries, etc. This use does not include outdoor shooting ranges, game preserves for controlled hunting, or any other use that includes the discharging of firearms on-site.	B	B													B	Similar localities opt to include this as a use to preserve the rural nature of an area. Update after the May 29 worksession to clarify that outdoor shooting ranges, outdoor hunting preserves, or similar are not permitted under this use.

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Commercial																							
51	A large scale brewery where the primary use is the production of beer on site for retail or wholesale sale and where beer production exceeds fifteen thousand (15,000) barrels per year. Permitted accessory uses may include an onsite eating establishment, retail sales establishment, office, tasting rooms and uses as otherwise permitted in the zoning district. Breweries must be licensed by the Virginia Department of Alcohol Beverage Control and shall operate in accordance with any requirements by the Code of Virginia or other applicable laws.	Breweries	Brewery or Distillery	The use of land, licensed by the commonwealth, where beer or spirits are manufactured for sale. Breweries have a capacity greater than 15,000 barrels a year and distilleries have a capacity greater than 5,000 gallons a year. Consumption on the premises is permitted as an accessory use (Code of Virginia §15.2-2288.3:1 and §15.2-2288.3:2).																As a result of the May 29 worksession discussion, "Brewery" and "Micro-brewery" thresholds have been updated to reflect the existing Ordinance's threshold of greater than or less than 15,000 barrels.			
52	A small scale brewery where the primary use is the production of beer on site for retail or wholesale sale. Beer production capacity shall not exceed fifteen thousand (15,000) barrels per year. Permitted accessory uses may include an onsite eating establishment, retail sales establishment, office, tasting rooms and uses as otherwise permitted in the zoning district. Microbreweries must be licensed by the Virginia Department of Alcohol Beverage Control and shall operate in accordance with any requirements by the Code of Virginia or other applicable laws.	Microbreweries	Brewery or Distillery, Micro	An establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer, with a capacity of not more than 15,000 barrels per year or primarily engaged in distilling and blending potable liquors, including mixing them with other ingredients, with a capacity of not more than 5,000 gallons of finished product per year. Micro Brewery or Micro Distillery may include a restaurant or public tasting room as an accessory use.								B	B	B									
53		Car wash	Car Wash	A structure or portion thereof, standalone or accessory to gas station, containing facilities for washing and/or waxing motor vehicles, typically using production-line automated or semiautomated methods for washing, whether or not employing a chain conveyor, blower, steam cleaning or similar mechanical devices operated either by the patron or others. Car washes are a separate use and not treated as accessory to gasoline stations, automobile service, or other similar uses.								B	B	B								Section 7-5-2	
54	Building supply/lumber sales		Construction Material Sales	Establishment or place of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but this use shall not include automobile or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.								B	B	B								Section 7-5-3	Recommend removing from C-1, as this use can generate heavy traffic. King George may wish to permit with an SE in C-1.
		Construction material supply business with storage under cover, but not to include fabricating												B	B								

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55	Any building wherein the primary occupation is the repair and general service of common home appliances such as musical instruments, sewing machines, televisions and radios, washing machines, vacuum cleaners, power tools, electric razors, refrigerators and lawn mowers not exceeding thirty (30) horsepower; or any building wherein the primary occupation is interior decorating, including reupholstering and the making of draperies, slipcovers and other similar articles. All activities, including storage, must be within an enclosed building.	Repair service establishment	Consumer Repair Services	An establishment or place of business primarily engaged in the provision of repair services to individuals, rather than businesses, but this use shall not include automotive and heavy equipment repair use types. Typical uses include repair of electronics, shoes, watches, jewelry, or musical instruments, vacuum cleaners, power tools, electric razors, refrigerators and lawn mowers not exceeding thirty (30) horsepower.								B	B	B				
56	A building and premises used to provide supervision and/or instruction of nonresidents and where meals, toilet facilities and recreation facilities are provided.	Day care facility	Day Care Center	Any facility operated for the purpose of providing care, protection, and guidance during only part of a twenty-four-hour day. This term includes nursery schools, preschools, day care centers for individuals, including adults, and other similar uses. Excluded are public and private educational facilities, family home day care, or any facility offering care to individuals for a full twenty-four-hour period.	SE	SE	SE	SE	B SE	B	B	B	B		B	SE		
	Any facility operated for the care and educational instruction of children under 6 years of age.	Nursery school			SE	SE	SE	SE	SE	B	B	B	B	B			SE	
57		Farm supply sales and farm vehicular equipment	Equipment Sales, Rental, and Repair (Heavy)	Establishments primarily engaged in the sale, rental, or repair of tools, tractors, construction equipment, commercial equipment, agricultural implements, and similar industrial equipment. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.	SE	SE	SE					B	B	B				
	One or more buildings and premises for the sale, rental and or servicing of farm and construction machinery or equipment vehicles with a carrying capacity of more than 2 tons or vehicles designed for more than fifteen (15) passengers.	Heavy Equipment sales, rental, and service			SE	SE							B	B	B			

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58		Conference and convention centers, meeting rooms and banquet facilities.	Event Venue	A business where the primary use is to host events such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, ordinations, funeral receptions, fundraisers, retirement parties, corporate meetings, conferences, trade shows, speaker luncheon series, auctions, museum exhibits and similar events. A special event venue may be indoors or outdoors and must comply with all applicable federal, state, and local laws, regulations and codes including, but not limited to, life safety codes, building codes, zoning codes, alcoholic beverage codes, public works department, law enforcement and fire department requirements. Occupancy and occupancy limitations for special event venues must comply with all applicable safety codes and requirements. Government and military services and events are not special event venues. Special event venues may also be accessory or ancillary uses to other uses, such as, hotels or motels, bed and breakfasts or restaurants, for example.	SE	SE						B	B			B	B	Section 7-5-6	As a result of the May 29 worksession discussion and additional review at the June 14 PC meeting, the definition for event venue has been edited to specify that the use is intended to include those non-agricultural events in agricultural districts, such as barn weddings. This is to further differentiate event venue from agritourism.
					SE	SE						SE B	SE B	SE			B		
59		Bank or similar financial institution	Financial Institution	An establishment whose principal purpose is the provision of financial services, including but not limited to, an insured depository institution, a credit union, a Federal home loan bank, a small business investment company, a depository institution holding company, a mortgage lending business, or other institutions as defined by Federal code.								B	B	B			B		
60		Funeral home	Funeral Home	A building used for human funeral services. Such building may contain space and facilities for (a) embalming and the performance of other services used in the preparation of the dead for burial, (b) the performance of autopsies and other surgical procedures, (c) the sale and storage of caskets, funeral urns and other related funeral supplies, and (d) the storage of funeral vehicles. A crematorium with no more than two incinerators shall be considered an accessory use to a funeral home.								B	B	B					Berkeley Group typically recommends providing Funeral Homes and Crematoriums as separate uses; Crematoriums would solely be for cremation and not funeral services, and are typically permitted in less districts and/or not by-right. (See Item No. 82)

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					A-1 Limited Agricultural	A-2 Rural Agricultural	A-3 General Agricultural	R-1 One-Family Dwelling	R-2 General Dwelling	R-3 Multifamily Dwelling	C-1 Retail Commercial	C-2 General Trade	I-1 Industrial Light	I Industrial	R-C Resort Community			M-U Mixed Use	
					B = By-Right SE = Special Exception Red = Addition Teal = Deletion Black = Existing														
61		Florist including greenhouse and exterior display are	Garden Center / Commercial Greenhouse	An establishment or place of business primarily engaged in retail sales from the premises including trees, shrubs, seeds, fertilizers, pesticides, plants, and plant materials primarily for agricultural, residential and commercial consumers. Such an establishment may include a structure used for the cultivation and exhibition of plants under controlled conditions in which plants are offered for sale to the public, either at wholesale or at retail.	B	B	SE						B	B	B			As a result of the May 29 worksession discussion and additional review at the June 14 PC meeting, allowing as a SE in A-3 districts.	
		Nursery for growing or propagation of plants, trees, and shrubs			B	B	SE						B	B	B				
		Plant nursery and/or greenhouse			B	B	B SE						B	B	B				
62	Service stations shall be considered as buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail, and where in addition the following services may be rendered and sale made: (A) Sale and servicing of spark plugs, batteries, and distributor parts; and/or (B) Tire servicing and repair, but not recapping or re-grooving; and/or (C) Replacement or adjustment of mufflers and tail pipes, water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wiper blades, grease retainers, wheel bearings, mirrors and the like; and/or (D) Radiator cleaning and flushing, provisions of water, antifreeze and the like; and/or (E) Washing and polishing, and sale of automobile washing and polishing materials; and/or (F) Greasing and lubrication; and/or (G) Providing and repairing fuel pumps, oil pumps and lines; and/or (H) Servicing and repair of carburetors; and/or (I) Emergency wiring repairs; and/or (J) Adjusting and repair of brakes; and/or (K) Minor motor adjustments; and/or (L) Provisions of cold drinks, package foods, tobacco, and similar convenience goods for gasoline supply station customers, but only as accessory and incidental to principal operation; and/or (M) Provision of road maps and other information and material to customers; provisions of rest room facilities; and/or (N) Towing service. Uses permissible at a service station do not include major mechanical and body work, straightening of frames or body parts, steam cleaning, painting, welding, storage of automobiles not in operating condition, or any activity involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in automobile service stations.	Service station	Gas Station	Any place of business with fuel pumps and underground or aboveground storage tanks that provides fuels and oil by individual sale for motor vehicles and equipment. A store associated with automobile fuel sales shall be considered a gasoline station.														Section 7-5-7	Recommend splitting the current use/definition for Service Station. Propose to allow Gas Stations for only the sale of gas - including an incidental store. Further, we propose this change to address the amount of/avoid additional repair and "tire shops." See below for Vehicle Sales / Service for uses that allow for minor repair and routine services to vehicles.

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63	Any institution receiving in-patients and rendering medical, surgical and/or obstetrical care. This shall include general hospitals and institutions in which service is limited to special fields such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin and cancer, mental, tuberculosis, chronic disease and obstetrics. The term "hospital" shall also include sanitariums and sanatoriums including those wherein feeble-minded and mental patients, alcoholics, senile psychotics and drug addicts are treated or cared for under supervision of licensed medical personnel.	Hospital	Hospital	Pursuant to § 32.1-123 of the Code of Virginia, any facility licensed in which the primary function is the provision of diagnosis, of treatment, and of medical and nursing services, surgical or nonsurgical, for two or more nonrelated individuals, including hospitals known by varying nomenclature or designation such as children's hospitals, sanatoriums, sanitariums and general, acute, rehabilitation, chronic disease, short-term, long-term, outpatient surgical, and inpatient or outpatient maternity hospitals.								SE	SE	SE				Definition aligns with the Code of Virginal. Currently permitted by SE; hospitals can have increased traffic on an area, noise, etc. These items can potentially be addressed during the SE process. However, some localities do opt to permit by-right.
64	Any group of lodging units, combined or separated, used for the purpose of housing transient guests, each unit of which is provided with its own sleeping, toilet, bath and off-street parking facilities.	Motel	Hotel	The use of land for transitory lodging or sleeping accommodations offered to transients for compensation, typically by the day or week, as distinguished from multi-family dwellings in which rentals or leases are for longer periods and occupancy is generally by residents rather than for transients. Typical uses include hotels, motels, travel lodges, or hostels, but not including a Bed and Breakfast or Short-term Rental.								B	B	B				Definition has been updated to address hotels/motels that see "long-term" guests that are "living" there. In lieu of the distinction of multi-family dwellings within the definition, a timeframe can be provided (e.g. 45 days or less, 14 days or less, etc.)
		Overnight lodging, including lodges, hotels, motels, time share units and similar transient lodging facilities.										B	B					
65	Commercial: Any place which is equipped and/or used to house, board, breed, handle, train or otherwise care for three or more dogs for sale or in return for compensation. Private: Any place which is equipped and/or used to house, board, breed, handle, train or otherwise care for three or more dogs for which no compensation is received and where dogs are not normally for sale.	Kennel, commercial/private	Kennel, Commercial	Any location where raising, grooming, caring for, dog day care services, or boarding of three or more dogs, cats, or other small animals over four months of age for commercial purposes is conducted.	B	B	B					SE	SE			SE	SE	Section 7-5-8 As a result of the May 29 worksession discussion, permitting as a SE in C-2. Also added clarity to the definition that this use can include a dog day care. Note: Kennel, Private has been moved to Miscellaneous Uses.
66		Manufactured home dwelling and modular home sale	Manufactured / Modular Home Sales	Establishments engaged in the sale or rental of manufactured and modular homes.									B	B	B			
67	Dock or similar structure which provides for boat mooring and related services to the general public for a fee.	Marina, Commercial	Marina, Commercial	Waterfront establishments designed and intended to be used for mooring and launching of boats; the servicing, repair, or storage of same watercraft; packaged food sales; travel lift services; slip rental; gasoline; and sanitary pump out service. Restaurants may be an accessory/incidental use.		SE	SE					B	B	B		B	B	Section 7-5-9 Note that "restaurant" is included in the definition, as they are often found within marinas. This can be removed, if King George County desires. Use standards can be provided. (For comparison to neighboring localities' methods, Spotsylvania and Westmoreland provide restaurant in the definition.)

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68		Group care facility	Nursing Home	A use providing bed care and in-patient services for the aged and infirm that require regular physical and mental medical attention, including facilities known by varying nomenclature or designation such as convalescent homes, skilled nursing facilities or skilled care facilities, intermediate care facilities, extended care facilities and assisted living facilities. This use does not include a facility providing surgical or emergency medical services or a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease; nor does this include Life Care Facility uses and activities, as defined in this ordinance.		SE					B	B	B	B				
	Any facility or any identifiable component of any facility licensed pursuant to this article in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more nonrelated individuals, including facilities known by varying nomenclature or designation such as convalescent homes, skilled nursing facilities or skilled care facilities, intermediate care facilities, extended care facilities and nursing or nursing care facilities.	Nursing home											B	B	B	B		
69		General office uses	Office, General	The use of land wherein the primary use is the conduct of a business or profession such as, but not limited to accounting, tax-preparation, lenders and securities brokers, architecture, computer software, or information systems research and development, engineering, insurance, law, management, organization and association offices, psychology, theology, real estate and travel. Retail Sales do not comprise more than an Accessory Use of the primary activity of a General Office. This definition does not include Medical/Clinic Office as defined by this Ordinance.							B	B	B	B	B		B	
		Office building								B	B	B	B					B
70	An establishment where patients, who are not lodged overnight, are offered and receive health services.	Medical/dental office or clinic	Office, Medical/Clinic	The use of a site for facilities which provide diagnoses, minor surgical care and outpatient care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, or similar practitioners licensed by the Commonwealth of Virginia.		SE	SE	SE	B	B	B	B	B			SE	B	
71	An open area used exclusively for the storage of one or motor vehicles, boats, recreational vehicles, and/or trailers. All motor vehicles, boats, recreational vehicles, and/or trailers must be in operating condition. This use specifically excludes the storage of any inoperative vehicle.	Parking lot, commercial	Parking Lot, Recreational Vehicle Storage	An area used for a fee for the storage of recreational vehicles and boats that are not currently being used.									B			B	Section 7-5-11	

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72		Florist within an enclosed building	Personal Services	Establishments or places of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; tattoo shops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; and laundromats and dry cleaning stations serving individuals and households.								B	B	B			B					
	A place of business providing services related to personal grooming, appearance or cleanliness.	Personal service establishment												B	B	B					B	
	Establishment that provides services to individual customers for the washing, drying and/or ironing of clothes. This definition shall include coin operated and self-service facilities.	Laundry service												B	B	B					B	
73		Bowling alley	Recreation/ Entertainment, Commercial Indoor	An establishment which provides an enclosed building for indoor sports and spectator uses, and may include multiple coin operated amusement or entertainment devices or machines as an incidental use of the premises. Typical uses include bowling alleys, ice and roller skating rinks, indoor racquetball, swimming, billiard halls, game rooms, video arcades, motion picture theaters, and concert or music halls.								B	B	B			B	B				
		Indoor commercial recreational facility												B	B	B					B	
	Establishments in which a principal use is in the operation of mechanical, electronic and/or coin-operated games and/or devices for the general amusement of the public. This definition shall include pool halls and billiard parlors.	Amusement enterprises												SE B	SE B	SE B					B	B
74		Golf course	Recreation/ Entertainment, Commercial Outdoor	Participant or spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf, swimming pools, paintball facilities, sports arenas, rodeos and outdoor movie theaters or drive ins.	SE	SE	SE	SE	SE	SE	SE	SE	B				B	B	Section 7-5-13			
		Golf courses, and clubhouses			SE	SE	SE				SE	SE	SE	B				B			B	
		Marinas, beach clubs, swimming pools, general water recreational uses, and their associated clubhouses.			SE	SE	SE				SE	SE	SE	B				B			B	
		Miniature golf			SE	SE	SE				SE	SE	SE	B	B	B					B	B
		Recreation facility, outdoor (commercial)			SE	SE	SE				SE	SE	SE	B							B	B
75	Any establishment which provides as a principal use wrapped and/or packaged food and drink which is ready for consumption on or off-premises.	Fast-food restaurant	Restaurant, General	An establishment in which, for compensation, food or beverages are dispensed for consumption on the premises, including, among other establishments, bars, cafes, tearooms, confectionery shops, eat-in delis, fast-food restaurants, and refreshment stands. Excluded from this definition is Restaurant, Mobile, Brewery or Distillery, and Micro Brewery or Distillery.								B	B	B			B	B				
		Bakery											B	B	B			B			B	
	A coffee shop, cafeteria, short-order cafe, lunchroom, hotel dining room, dinner theater, tavern, soda fountain, or any other establishment maintained and operated where there is furnished for compensation food or drink of any kind for consumption primarily therein. Entertainment which is provided for the enjoyment of the patrons shall be considered an accessory to an eating establishment. This definition does not include fast food restaurants which is otherwise defined herein.	Restaurant												B	B	B					B	B
		Restaurant, lounges and similar eating and drinking establishments.												B	B	B					B	B
		Restaurants without drive through												B	B	B	B				B	B

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76	A building or groups of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers and other residential uses.	Warehouse, mini	Self-Storage Facility	A building or groups of buildings divided into separate compartments designed to provide rental storage space. Each storage space shall be enclosed by walls and ceiling and may have a separate entrance for the loading and unloading of stored goods, and shall not be pre-fabricated structures arranged on a lot. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.								SE	B	B	B SE				
77	A store offering for sale, but not limited to, such items as food, clothing, sundries, conveniences, general hardware articles, sporting goods. Motor vehicle fuels and supplies may also be offered for sale, but only as a secondary activity.	General store	Store, Large	An establishment that is greater than 3,000 square feet in size and serves for the display and sale of merchandise at retail.	SE	SE	SE					B	B	B		B			
	Retail and service establishments other than bars and restaurants, subject to the following conditions : (1) No individual establishment shall contain more than three thousand five hundred (3,500) square feet. (2) The sum of the floor areas of all such establishments shall not exceed five percent (5%) of the total floor area of the resort.	Retail sales establishment conducting business entirely within an enclosed building													B	B		B	
	Any building wherein the primary occupation is the sale of merchandise in small quantities, not in bulk, for use or consumption by the immediate purchaser. The term shall not include pawn shops, vehicle sales/ service, or fast food restaurants. All business/activities must be conducted entirely within an enclosed structure.													B	B	B		B	
78	A building or open area in which stalls or sales areas are set aside, and rented or otherwise provided, and which are intended for use by various unrelated individuals to sell articles that are either homemade, homegrown, hand-crafted, old, obsolete, or antique and may include the selling of goods at retail by businesses or individuals who are generally engaged in retail trade. This definition shall not include private garage and private yard sales.	Flea market	Store, Small	A small-scale (less than 3,000 square feet per business) retail use which offers for sale items such as, but not limited to, art or crafts, antiques, art supplies, books, beverages, or which offers for sale items related to a specific theme, e.g., kitchen wares, pet care, etc. or recurrently needed goods for household consumption, such as prepackaged food and beverages, and limited household supplies and hardware. Small Stores shall not include fuel pumps or the selling of fuel for motor vehicles.	SE	SE	SE					B	SE B		SE	B			
		Convenience Center			SE	SE	SE					B	B	B	B	SE	B		
		Convenience Store			SE	SE	SE					B	B	B	B	SE	B		
		Antique shop			SE	SE	SE					B	B			SE	B		
		Arts and crafts shop (Products sold/manufactured on premises)			SE	SE	SE					B	B	B		SE	B		
		Craft shop			SE	SE	SE					B	B			SE	B		

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79		Boat sales	Vehicle Sales / Service	The sales, repair and/or maintenance of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include wheel and brake shops, oil and lubrication services, and similar repair and service activities where minor repairs and routine maintenance are conducted.									B	B				Section 7-5-15	As noted above, Gas Stations (currently Service Station in existing Ordinance) is permitted in more districts. Suggest limiting where these, Vehicle Sales/Service, is permitted to avoid additional repair/tire shops that were noted as an eyesore.		
		Vehicle sales												B	B						
		Auto repair facility													B	B					
	A building or portion thereof, other than a private garage, designed or used for repairing, servicing, equipping or storing motor vehicles in exchange for compensation.	Garage, commercial													B	B					
	Any land whereon the primary activity is the sale, rental and service of any vehicle in operating condition such as, but not limited to, an automobile, motorcycle, truck, ambulance, taxicab, recreational vehicle, or boat. The term "service" shall include mechanical and body work, repair of transmissions and differentials, straightening body parts, painting, welding or other similar work is performed on vehicles within a completely enclosed structure. The term shall not include tractor trailer, heavy equipment sale, rental or service.	Vehicle sales and service													B	B					
80		Veterinary hospital/clinic	Veterinary Hospital/Clinic	An establishment rendering surgical and medical treatment of animals. This use includes the incidental keeping of animals. Commercial Kennels are considered a separate use as defined by this Ordinance.	B	B	B					B	B	B			B	Section 7-5-16			
		Veterinary hospital/clinic with no outside facilities			B	B	B					B	B	B			B				
		Veterinary hospital/clinic with outside facilities			B	B	B					B	SE B	B			B				

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81	<i>Suggested Additions to Commercial</i>	Adult Use	Any premise from which minors are excluded and in which features the viewing, retail sale, and/or rental of books, magazines, newspapers, digital media, movie films, devices, or other photographic or written productions. Additionally, any premise from which minors are excluded and operates as a nightclub, bar, restaurant, or similar establishment that regularly features live performances that have a dominant theme or purpose intended to provide sexual stimulation or sexual gratification to such customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas.														Section 7-5-1	As a result of the May 29 worksession discussion, removing from C-1 and permitting in I, per existing Ordinance regulations.	
82		Business Support Services	The use of land for the sale, rental, or repair of office equipment and supplies or the provision of services used by office and service establishments. Typical uses include, but are not limited to, office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, or information technology support services.								B	B	B			B			
83		Crematorium	A commercial establishment that specializes in the cremation of corpses, including pets.											SE	B				See Item No. 59, Funeral Home
84		Farmer's Market	Retail sale of fresh fruits and vegetables, and other food, crafts and related items, at a facility with spaces occupied by several different temporary tenants on a short term or daily basis; indoor or outdoor; but this term does not include Roadside Farm Stands.	B	B							B	B			B	B		
85		Parking Lot, Commercial	A site for surface parking use which is fee based and provides one or more parking spaces together with driveways, aisles, turning and maneuvering areas, incorporated landscaped areas, and similar features meeting the requirements established by this Ordinance. This use type shall not include parking facilities accessory to a permitted principal use.									B	B				SE	Section 7-5-10	

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86	<i>Suggested Additions to Commercial (continued)</i>		Personal Improvement Services	Establishments primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include health or physical fitness studios, dance studios, and handicraft and hobby instruction.								B	B				B	B			
87			Outdoor Sales, Seasonal	Outdoor sales, seasonal means any business or use (primary or accessory) that is conducted primarily out of doors, which may include but not be limited to: retail sales of fruits, vegetables, plants, flowers, Christmas trees, fireworks; and other similar businesses or uses.								B	B	B					Section 7-5-12		
88			Restaurant, Mobile	A readily movable wheeled cart, trailer, or vehicle designed and equipped for the preparing, service, and/or selling of food and operated at temporary locations. This definition shall include food trucks, food trailers, and food carts and shall not apply to those selling in short bursts of 30 minutes or less at a single location and moving to multiple properties through the course of a business day, such vehicles may include, but are not limited to, ice cream trucks.	B	B	B	B	B			B	B	B	B	B	B	B	B	Section 7-5-14	As a result of the May 29 worksession discussion, permitting as a by-right use in all districts.
89			Shooting Range, Indoor	A structure used for shooting clubs and other facilities for the discharge of firearms or other projectiles for the purposes of target practice, skeet and trap shooting, mock war games, or formal competitions, or in return for compensation.									SE	SE	SE	SE					As a result of the May 29 worksession discussion, removing as a SE from the A-2 district.
90			Tradesperson Service	Tradesperson service means an establishment or place of business primarily engaged in providing a specific trade service to individuals. Typical uses include plumbing, electricians, blacksmith, welding, and taxidermy. This definition does not include Vehicle Sales/Service, Construction Material Sales, or Home Occupations as otherwise defined in this ordinance.									B	B	B	B					
91			Winery, Micro	An establishment primarily engaged in the crushing, fermentation, bulk aging/storage, and bottling of grapes that are primarily brought in and not grown on-site, at a capacity of less than 5,000 gallons per year. Micro wineries may include a restaurant or public tasting room as an accessory use.									B	B							As a result of the May 29 worksession discussion, adding Micro Winery as a use in C1 and C2.

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Industrial																			
92	One or more Battery Energy Storage Systems, assembled together, capable of storing energy in order to supply electrical energy at a future time, but not to include a stand-alone 12-volt car battery or an electric motor vehicle or consumer products.	Battery Energy Storage Facility	Battery Energy Storage Facility	One or more battery cells for storing electrical energy stored in a Battery Energy Storage System ("BESS") with a Battery Management System ("BMS"). Not to include a stand-alone 12-volt car battery or an electric motor vehicle or consumer products.														Section 7-6-1	
93	An establishment where equipment including, construction machinery, equipment vehicles and other material used for construction purposes is stored and/or maintained.	Contractors equipment yard	Construction Yard	Establishment or place of business primarily engaged in construction activities, including outside storage of materials and equipment. Typical uses are building contractor's yards.											B	B	B		
94		Heating fuel storage	Hazardous Materials, Storage and Distribution	The storage and/or distribution of any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety of to the environment.											SE	SE			
95	A facility for the collection, compaction, storage, and transfer of residentially and commercially generated recyclable materials, limited to glass, paper, plastic, polystyrene and metal cans, for processing off-site. Separation may include both hand and mechanical sorting. All activities must be conducted inside an enclosed building. The recovery and/or separation of municipal solid waste is not allowed.	Intermediate Materials Recovery Facility (IMRF)	Recycling Facility	A facility in which recoverable resources, not to include sludge or municipal solid waste, such as newspapers, magazines, books, and other paper products; glass; metal cans; tires; oil; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production. Not to include a junkyard/salvage yard of materials.											B SE	B		As both definitions state that these uses must be within enclosed buildings, suggest combining into one use.	
	A facility that is not a junkyard/salvage yard and in which recoverable resources, not to include sludge or municipal solid waste, such as newspapers, magazines, books, and other paper products; glass; metal cans; tires; oil; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may again be used for production. All activities, including storage, must be conducted within an enclosed building and not producing noxious fumes, odors, visible emissions, excessive noise or air or water pollution in violation of State standards.	Recycling plant														SE	SE B		

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					A-1 Limited Agricultural	A-2 Rural Agricultural	A-3 General Agricultural	R-1 One-Family Dwelling	R-2 General Dwelling	R-3 Multifamily Dwelling	C-1 Retail Commercial	C-2 General Trade	I-1 Industrial Light	I Industrial	R-C Resort Community			M-U Mixed Use								
					B = By-Right SE = Special Exception Red = Addition Teal = Deletion Black = Existing																					
96	An establishment or place of business which is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, and the term shall include garbage dumps and sanitary fills.	Junkyard/salvage yard	Junkyard (Salvage Yard)	An establishment or place of business which is maintained, operated or used for storing, keeping, buying, or selling scrap metal, or for the maintenance or operation of an automobile graveyard. The definition does not include litter, trash, and other debris scattered along or upon roadways, or temporary operations and outdoor storage of limited duration.														SE			Section 7-6-2					
97		Asphalt plant	Manufacturing, Heavy	The processing and/or converting of raw, unfinished material and/or products into articles or substances of a different character or for use for a different purpose. Uses may have significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in manufacturing or other processes. Uses may include, but are not limited to, asphalt plants, concrete plants, lumber mills, and planning mills.														SE	B							
		Concrete products plant																		SE	B					
		Concrete ready mix plant																			SE	B				
		Lumber mill																			SE	B				
		Planning mill																			SE	B				

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98		Manufacturing, processing and assembly operations conducted within an enclosed building and not producing noxious fumes, odors, visible emissions, excessive noise or air or water pollution in violation of State regulated standards	Manufacturing, Light	Establishments primarily engaged in the on-site production of goods by hand manufacturing, assembly, packaging or fabrication of materials and products within enclosed structures without significant external effects such as smoke, noise, soot, vibration, odor, and the like. Uses may include, but are not limited to, a machine shop, bottling, electronic equipment, ceramic products, business machines, musical instruments, furniture, medical appliances, tools or hardware, any other product of a similar nature. Retail sales may be incidental to the manufacturing use.																			
		Food processing plant, including meat packing not involving animal slaughter																					
		Laboratories, research, experimental or testing, but not testing combustion engines or explosives																					
		Establishment that provides services to bulk laundry customers for the washing, drying, and/or ironing of clothes, uniforms, linens, etc.			Laundry, dry cleaning plant																		
		Light manufacturing uses specifically listed below: A) Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games, and electrical or electronic products B) Manufacture or assembly of bolts, nuts, screws and rivets, boilers, firearms, electrical appliances, tools, dies, machinery, and hardware products, sheet-metal products and enameled metal products which do not involve the use of a blast furnace C) Beverage blending or bottling, bakery products, candy manufacture, dairy products, and ice cream, fruit, and vegetable processing and canning, but not distilling of beverages or processing of bulk storage of grain or feed for animals or poultry D) Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing and fabrics, printing and finishing of textiles and fibers into fabric goods E) Manufacture of boxes, furniture, cabinets, baskets, and other wood products of similar nature																					
		Retail sales when connected with a manufacturing operation																					
		Welding or machine shops																					

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99	A building wherein the primary occupation and use of the structure is the manufacture of dental prosthetics.	Dental laboratory	Manufacturing, Small-Scale	An establishment where shared or individual tools, equipment, or machinery are used to make products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. Typical small-scale production establishments include, but are not limited to the making of electronics, food products, non-alcoholic beverages, prints, household appliances, leather products, jewelry and clothing/apparel, metal work, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs.							B	B	B SE	B	B					
		Printing and publishing, engraving											SE	B	B				SE	
		Photographic processing or blueprinting												B SE	B					
100		Drilling for oil and/or natural gas	Resource Extraction	Resource extraction means a use involving on-site extraction of surface or subsurface mineral products or natural resources. Typical uses are quarries, borrow pits, sand and gravel operation, mining, soil mining, and other major excavations. Specifically excluded from this use type shall be grading and removal of dirt associated with an approved site plan or subdivision, or excavations associated with, and for the improvement of, a bona fide agricultural use.	SE	SE										SE				
		Sand and gravel extraction industry			SE	SE	SE										SE			
		Sand and gravel extraction/processing industry			SE	SE											SE			

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101		Railroad sidings	Transportation / Freight Services	An area of land used for the switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of freight by either means of road or rail. Railroad uses - such as sidings, tracks, spur tracks, and signals - may be incidental to other operations.										B SE	B					
		Railroad spur tracks													A SE	A B				
		Truck terminal														SE	B			
102	A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.	Data centers	Data Centers	A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.								SE	SE	SE	B			Section 7-6-4		
103		Warehouse	Warehousing and Distribution	Uses including storage, warehousing, and dispatching of goods within enclosed structures. Typical uses include wholesale distributors, storage warehouses, and moving/storage firm.								SE	SE	SE	B					
		Wholesale merchandising or storage warehouses or distribution center												SE	SE	B SE	B			

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Miscellaneous																			
104	A subordinate building, use of land, structure, or a portion of a main building or use which is clearly incidental to or customarily found in connection with and located on the same lot as the main building or use.	Accessory uses and structures incidental to permitted uses	Accessory Structure	A building or structure subordinate to and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or roof to the main building. The term "accessory structure" also includes, but is not limited to, portable storage containers, gazebos, docks, carports, private greenhouses, and sheds which may be modular in nature and are delivered to the site and which may or may not have a foundation. Accessory building or structure does not include motorhomes, travel trailers, or other recreational vehicles.	B	B	B	B	B	B	B	B	B	B	B	B	Section 7-7-1		
		Storage buildings, except in subdivisions			B	B	B	B	B	B	B	B	B	B	B	B			
105	Same as commercial airport except limited to use by an individual property owner, his family, employees and guests.	Airport, private	Airport, Private	An area designated for the private use by the licensee, but available for use by others upon specific invitation of the licensee for the landing and take-off of aircraft, but not for hire.	B	B							A SE	A SE					
106	Any area of land or water which is used, or intended for public use, for the landing and takeoff of aircraft, and any appurtenant areas which are used, or intended for use for airport buildings or other airport facilities or rights-of-way easements and together with all airport buildings and facilities located thereon.	Airport, commercial	Airport, Public	An area of land or water designated for the landing and take-off of aircraft for public use, and any appurtenant areas designated and used for related buildings, rights-of-way, or approach zones.									SE	SE					
107		Office or construction trailers for a period not to exceed one year	Construction Temporary Uses	A manufactured home or other similar structure used as a temporary office to meet a short-term need in conjunction with a construction project.	B	B	B	B	B	B	B	B	B	A B	A B	B	B	Section 7-7-2	
108	Commercial: Any place which is equipped and/or used to house, board, breed, handle, train or otherwise care for three or more dogs for sale or in return for compensation. Private: Any place which is equipped and/or used to house, board, breed, handle, train or otherwise care for three or more dogs for which no compensation is received and where dogs are not normally for sale.	Kennel, commercial/private	Kennel, Private	Any place which is equipped and/or used to house, board, breed, handle, train or otherwise care for three or more dogs for which no compensation is received and where dogs are not normally for sale.	B	B	B										Section 7-7-3	As a result of the May 29 worksession discussion, permitting Kennel, Private as a separate use, by-right in all agricultural districts.	
109	A dock or similar structure which provides for boat moorings and related services for private use only.	Marina, private	Marina, Private	A waterfront facility for secure mooring of boats, including facilities for storage and repair of boats, for use by the owner(s) or resident(s) of the lot or any associated private housing development, and their guests.	B	B	B									B			

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110		Dwelling units located in the same building with and ancillary to commercial uses	Mixed-Use Structure	A building or development that contains a variety of complementary and integrated uses, including but not limited to residential, office, research & development, production, retail, public, entertainment, conference and lodging uses arranged in a compact urban form.							SE	B	B	B		B	Section 7-7-4	There are currently some areas of the County zoned R-3 that abut commercial districts. Allowing mixed-use structures in R-3 by SE would allow transition between these uses, as the County grows. Can be removed if desired.
111		Storage of goods used in or produced by permitted commercial and industrial uses or related activities	Outdoor Storage	The keeping, in other than a building, of any goods, materials, or merchandise on the same parcel for more than twenty-four consecutive hours.							SE	SE	A B	A B		B	Section 7-7-6	Not to be confused with "Outdoor Sales, Seasonal," which is primarily for Christmas tree sales, firework sales, etc. "Outdoor Storage" would primarily be for any incidental storage of good or materials, such as pallets, wood, etc.
112	An area of land designated for the purpose of producing electricity from photovoltaics.	Solar farm	Solar Energy, Utility-Scale	A ground-mounted solar facility that generates electricity from sunlight on an area adequate to support a rated capacity of five megawatts (5 MW) alternating current or greater.	SE	SE								B			Section 7-7-9	

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113	<i>Suggested Additions to Miscellaneous</i>	Drive-Through Window	An accessory facility designed to provide access to commercial products and/or services for customers remaining in their motor vehicle, provided that this term does not include providing services to customers remaining in their motor vehicle while it is parked in a parking space.									B	B	B		B	B		
114		Outdoor Furnaces	Any equipment, device, appliance or apparatus, or any part thereof, which is installed, affixed or situated outdoors and is hand-loaded or continuously fed (automatically fueled) for the purpose of combustion of fuel to produce heat or energy used as a component of a heating system providing heat for any interior space or water source. An outdoor wood furnace may also be referred to as an outdoor wood boiler, or hydronic heater.	B	B	SE	SE	SE	SE									Section 7-7-5	This has been suggested as a use to align with the provided standards in the existing Ordinance. Currently only permitted (via existing standards) in A-1 and A-2. Suggest considering to allow in A-3, R-1, R-2, and R-3 with a SE - to accommodate review for smokeless furnaces.
115		Solar Energy, Medium-Scale	A solar facility that is attached to a structure or incorporated into building materials for structures, such as shingles or roofs, or as ground mounted equipment. It may be a principal or accessory use and generates electricity from sunlight on an area adequate to support a rated capacity of greater than one megawatt (1 MW) and less than five megawatts (5 MW) alternating current. Generated electricity may be used for on-site consumption, provided to electric cooperative member-customers (non-retail, from behind the meter), or distributed for commercial consumption.	SE	SE							SE	SE	B	B	SE	SE	Section 7-7-7	This is similar to Small-Scale Solar Energy (see below), but allows for a greater MW capacity and the energy can be sent to the grid. Due to the larger size, we recommend permitting with an SE in some districts.
116		Solar Energy, Small-Scale	A solar facility that is attached to a structure or incorporated into building materials for structures, such as shingles or roofs, or as ground mounted equipment. It may be a principal or accessory use and generates electricity from sunlight on an area adequate to support a rated capacity of one megawatt (1 MW) alternating current or less. Generated electricity may be used for on-site consumption and/or provided to electric cooperative member-customers (non-retail, from behind the meter).	B	B	B	B	B	B	B	B	B	B	B	B	B	B	Section 7-7-8	This is typically provided for roof-mounted solar panels for a single user or a small community (homes/businesses).

Community Development



DIRECTOR'S REPORT – JULY – 2022 – PLANNING COMMISSION

Department Updates:

COVID 19. Community Development is operating daily with full staff in the office. We are also exercising precautions such as sanitizing, and social distancing. We have changed our processes to keep our employees and the public as safe as possible. These safeguard processes may delay our turnaround time depending on application type.

Richard Stuart, Jr. received his certification through DEQ as a Stormwater Management Combined Administrator.

Current Staff:

Zoning/Planning

Heather Hall, Director of Community Development, Zoning Administrator, Subdivision Agent

Louis Pancotti, Senior Planner

Richard Stuart, Jr., Planner

Alexis Butchers, Environmental Inspector

GIS

Kyle Conboy, GIS Manager

Dave Birge, GIS Analyst

Building

Rick Herron, Deputy Building Official

Travis Self, Combination Residential Building Inspector

VACANT, Building Inspector

Ray Minter, Building Inspector

Permit Technicians

Sierra Harvey, Senior Certified Permit Technician/ Office Manager

Kathy Holmes, Certified Permit Technician

Lauren Colley, Certified Permit Technician

Heidi Kisamore, Permit Technician

May Permit Intake:

Residential Permits	Monthly Total	Last Month YTD Total	Current Month YTD Total
New SF Dwellings	8	72	80
Duplex/ Triplex	0	0	0
Townhouse	0	0	0
Apt. Build	0	0	0
Occupancy Permits	18	62	80
Deck/Porch/Sunroom	15	31	46
Garage/Shed	4	17	21
Finished Basement	4	28	32
Pool	4	10	14
Solar Panels	9	40	49
Elec/Plumb/Mech	27	123	150
Amendments	18	53	71
Misc. Building	7	29	36
Commercial Permits	Monthly Total	Last Month YTD Total	Current Month YTD Total
New. Commercial	3	2	5
Misc. Commercial	5	18	46

Other	Monthly Total	Last Month YTD Total	Current Month YTD Total
Private Wells	7	23	30
Demo	2	5	7
Farm Exemption Permits	0	1	1
New Business/Home Occupation	12	38	50

Total Permits for the Month	116	454	570
	May 2022	April 2022	FYTD
Revenue FY 2022	\$72,993.77	\$67,553.22	\$806,267.88
Approximate			

Yearly Stats:

Calendar Year	SFD Permits	YTD	Commercial	YTD	Occupancy Permits
2018	14	61	0	0	14
2019	14	56	0	2	16
2020	19	78	1	2	19
2021	16	78	1	2	19
2022	8	81	3	5	18

May Inspections:

Month	Number of Inspections	Daily Average
May 2017	357	15.37
May 2018	351	15.95
May 2019	397	16.91
May 2020	403	18.42
May 2021	403	18.42
May 2022	512	24.38

New Water and Sewer Connections:

One (1) water/sewer connections were made in May 2022 to the King George County Service Authority system.

A total of fifty one (51) connections have been made this calendar Year.

Commercial Building Projects (Proposed and/or Under Construction):

Bayside Dealership, Tax Map 9(9) 10A, 7.04 acres on the corner of James Madison Pkwy and Market Center. Construction of a 33, 237 square foot car dealership and 3,804 square foot wash bay. (Under Construction)

Eagles Nest Veterinary Hospital, Veterinary Hospital, Tax Map 23 (1) Parcel 17, Dolleys Court. (Under Construction)

Affordable RV, RV sales and service, Tax Map 24 Parcel 43F, James Madison Parkway (Near Antioch Baptist Church). (Approved under construction)

Machodoc Creek Marina, Renovation of existing marina and office, Tax Map 18A2 (1) Parcel 34, 17088 Ferry Dock Road. (Under construction)

Faddis Concrete, Existing concrete structure producer, lot expansion, Tax Map 21 (4), Parcel 14, 11023 Dennis W. Kerns Parkway. (Approved and awaiting construction)

Community Storage, Existing storage facility expansion, Tax Map 9, Parcel 82U, 17168 Owens Drive. (Approved, Under Construction)

Dollar General, Tax Map 21A-8 Parcel F, Corner of Caledon Road and Passapatanzy Road. 10,640 square-foot retail sales building with 44 parking spaces. One access off Passapatanzy Road. (Approved, Under Construction)

Telecom Capital, Telecommunication Facility, Tax Map 16 Parcel 21. 195' monopole plus 4' lightning rod and 60' X 60' equipment compound. One entrance of off Route 659 (Hobson Lane). Request by Telecom Capital, LLC. (Under Review)

King George Gateway, Parcel 5g – Retail 9 (Chipotle/Retail) Tax Map 9(9) Parcel 5G, Zoned C-2, one story building to include a Restaurant with pick up window – 2,415 sq. ft. and retail 3,692 sq. ft., a total building size of 6,107 square feet. (Under review)

King George Gateway, Self Storage. Tax Map 9(9) Parcel 10, Zoned C-2, Two 45,000 square-foot climate controlled mini-warehouse buildings plus and 10 mini warehouse buildings totaling 79,680 square-feet. Access from Consumer Row. (Under Review)

Chick-fil-A, Fast-Food Restaurant. Tax Map 9 Parcel 82L, zoned C-2, 5,166 square foot restaurant building with 2 drive through lanes. Access from Route 1150, Commerce Drive. (Under Review)

Pyramid Healthcare, Tax Map 9 Parcel 82FF, Zoned C-2, one 28,132 square foot medical facility. Access off Owens Drive. (Under Review)

Major Subdivisions (Proposed and/or Under Construction):

Eden View, Tax Map 25, Parcel 62 & 62C, Eden Drive, 33 single-family residential lots zoned A-2 (cluster). Minimum Lot size 40,000 sq. ft. One entrance off Route 611(Eden Drive). All lots to be served by private water and sewer. (Active Site)

Hopyard Farm, Nature Trail, Multiple Parcels along Port Conway Road (Route 607), Approximately 2 mile long proffered nature trail. (Under Review)

Hopyard Farm, Section 8, Tax Map 23, Parcel 77, Corner of Port Conway Road and Angora Drive, 49 of 898 single-family residential lots. (Active Site)

Hopyard Farm, Section 9, Tax Map 23 Parcel 77, Corner of Rundle Crossing & Hawkeye Drive and corner of Angora Drive & Hawkeye Drive, 59 lots of 898 single-family residential lots. Zoned R-3 (cluster). Minimum lot size 6,500 sq. ft. All lots served by public water and sewer. (Active Site)

Hopyard Farm, Section 10, Tax Map 23 Parcel 77, Corner of Wise Lane & Angora Drive and corner of Wise Lane & Tarpon Lane, 54 lots of 898 single-family residential lots. Zoned R-3 (cluster). Minimum lot size 6,500 sq. ft. All lots served by public water and sewer. (Active Site)

Hopyard Farm, Section 11, Tax Map 23 Parcel 77, Corner of Bobcat Lane & Angora Drive and corner of Dairy Lane & Pointer Lane, 37 lots of 898 single-family residential lots. Zoned R-3 (cluster). Minimum lot size 6,500 sq. ft. All lots served by public water and sewer. (Active Site)

Hopyard Farm, Section 12, Tax Map 23, Parcel 77, Corner of Wise Lane and Old Wharf Road, 51 of 898 single-family residential lots. (Active Site)

Hopyard Farm, Section 13, Tax Map 23 Parcel 77, Corner of Steam Boat Landing Ct and Old Wharf Road, 29 lots of 898 single-family residential lots. Zoned R-3 (cluster). Minimum lot size 6,500 sq. ft. All lots served by public water and sewer. (Active Site)

Hopyard Farm, Section 15, Tax Map 23, Parcel 77, Corner of Emerald Drive and Bagpipe Lane, 44 of 898 single-family residential lots. (Active Site)

Hopyard Farm, Section 16, Tax Map 23, Parcel 77, Corner of Emerald Drive and Shamrock Lane, 63 of 898 single-family residential lots. (Active Site)

Hopyard Farm, Section 17, Tax Map 23(3) Parcel A4, Extension of Bobcat Lane and Pointer Lane. 50 lots of 898 single-family residential lots. Zoned R-3 (cluster). Minimum lot size 6,500 sq. ft. All lots served by public water and sewer. (Active Site)

Oakwood Estates, Section 2, Tax Map 25, Parcel 6, Corner of Eden Drive and Wisteria Lane, 53 of 181 single-family residential lots. (Active Site)

Oakwood Estates, Section 3, Tax Map 25, Parcel 6, Extension of Wisteria Lane, 35 of 181 single-family residential lots. (Active Site)

Oakwood Estates, Section 4, Tax Map 25, Parcel 6, Extension of Westeria Lane, 59 of 181 single-family residential lots. Zoned A-2 (cluster). Minimum Lot size 40,000 sq. ft. All lots to be served by private water and sewer. (Final Plat Under Review)

Potomac Landing, Tax Map 14-1-1 through 14-1-6 (inclusive), 14-1-7R, 14-1-9 through 14-1-10 (inclusive), and 14-1-12 through 14-1-19, Corner of Potomac Landing Drive and Caledon Road, 84 single-family residential lots zoned A-2. Minimum lot size 2 acres. All lots to be served by public water and sewer. (Construction Plans Under Review)

Potomac Landing West Tax Map 14 (1) Parcels 12 through 19 & 30, 40 single family residential lots, Corner of Potomac Landing Drive and Caledon Road, Zoned A-2, Minimum lot size 2 acres. All lots to be served by public sewer and shared wells. (1st submission of construction plans under review)

Southall Subdivision, Tax Map 24 Parcel 65, Indiantown Road, single-family residential lots zoned A-2, cluster subdivisions. 107 acres with 46 proposed lots. (Under Review)

Walnut Hill, Tax Map 9, Parcel 34, Corner of Owens Drive and Hazelnut Lane, 42 single-family residential lots. (Under Construction)

Westbury Subdivision, Tax Map 10, Parcel 8, Extension of Sarah Lane (SR 1017), 11 single-family lots on 26.183 acres, 14.401 of which will be dedicated open space. Zoned A-2 (cluster). Minimum lot size 40,000 square-feet. All lots to be served by public water and sewer. (Construction Plans Under Review)

Current Rezoning Requests & Special Exceptions Applications:

Birchwood Power Partners, L.P. , Proffer Amendment, Tax Map 21 Parcel 50, 211.758 acres of Industrial zoned property, request to amend rezoning case 91-03-Z01 and extinguishment of Special Exception conditions 91-03-E02. New proffer statement and narrative provided. (Under Review)

Birchwood Power Facility, Special Exception, Solar Farm, Tax Map 21 Parcels 33, 35, 47, 48, 50, 63J, & 73 and Tax Map 88, Parcel 46A. Approximately 290.2-acre Solar Farm off Kings Highway (Rt. 3). Request by William W. Reed. (Under Review)

Courthouse Commons by Founder's Hill LLC, Tax Map 24B(1) Parcel 13 & Tax Map 24 Parcels 42 and 46B, 130.9357 acres requesting rezoning from A-2 and C-2 to C-2, R-3 and R-3 Cluster. Access provided at the intersection of Kings Hwy and Indian Town Road, 2nd entrance off Millbank Road. Public Water and Sewer. Proffers, Fiscal Impact Analysis and Traffic Impact Analysis provided. Proposed uses: Church site, retail and medical office building, Mary Washington Urgent Care facility, Assisted Living, 168 Single Family Dwellings, 64 Villas, and 110 Townhomes. (1st submission under review)

Creekside at Oaken Brow, Special Exception, Event Venue, Tax Map 39 Parcel 20 D, Wedding Venue, Creekside Lane and Salem Church Road. Request by Perry Bowen, Jr. (Under Review)

Huntington Lane, Special Exception, Alternative Discharge Sewage Treatment Systems, Tax Map 20, Parcels 7A, 8, & 8B. Three direct discharge sewage systems to serve three single family dwellings off Huntington Lane. Request by Jim Spears. (Under Review)

Morland, Special Exception, Event Venue, Tax Map 14 Parcel 68, Wedding Venue, Chatterton Lane and White Fox Lane. Request by John Morton and Lauren Connolley. (Under Review)

Walnut Hill Rezoning, Tax Map 9 (10) Parcels 1 through 42, Tax Map 9(10) Parcels A, B and C. Request to rezone from A-2, Rural Agricultural District to R-3, Multifamily Dwelling District. Previously approved for 42 Single-Family residential lots, now requesting 25 single family residential lots and 75 Single Family Attached (Townhomes)units. Located on the corner of Owens Drive and Hazelnut Lane. (1st application under review).

Misc Applications:

Zoning Administrator Decision Appeal: Appeal made by JSJ Solutions LLC to a Notice of Violation dated April 26, 2022, for unpermitted commercial uses on the property. Tax Map 18A1(1) Parcel 22, .43 acres zoned C-1, Retail Commercial. (BZA Public Hearing Scheduled for 7/21/22)

Upcoming Board of Supervisors Agenda Items:

None.