

## Patrick County Planning Commission

Meeting of February 15, 2007

**Present:** Leon Holt, Chairman; Johnny Marion, Vice Chairman; Ed Anthony, Gary Griffith, and Jonathan Large, Commission Members.

**Also Present:** Michael Burnette, County Administrator; Mary Beth Roberson, Assistant to the County Administrator, Bob Dowd and Joan Hullett, WPPDC, Garry Nester, citizen; Nancy Lindsey, The Enterprise, and Keith Wright, W.H.E.O.

**Absent:** Stanley Fain, Commission Member

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Chairman Holt called the meeting to order.

Chairman Holt called for a moment of silence.

Chairman Holt requested that a comment period be inserted in the meeting agenda before the Comprehensive Plan presentation by the West Piedmont Planning District Commission (WPPDC). On motion by Ed Anthony, seconded by Johnny Marion and carried, the amended meeting agenda was approved.

Voting Aye: Holt, Marion, Anthony, Griffith, and Large

Voting Nay: None

Absent: Fain

On motion by Ed Anthony, seconded by Johnny Marion and carried, the minutes of the December 8, 2006 and January 4, 2007 meetings were approved as presented.

Voting Aye: Holt, Marion, Anthony, Griffith, and Large

Voting Nay: None

Absent: Fain

Chairman Holt advised that the Patrick County Board of Supervisors appointed Stanley Fain to the Planning Commission during its January 8, 2007 meeting. He noted that Mr. Fain's term would end June 30, 2009. He advised that Mr. Burnette has accepted the position of County Administrator and Mary Beth Roberson, Assistant to the County Administrator, would begin taking the minutes of the meetings due to Lisa Sheppard's recent resignation from the County as Administrative Assistant. He requested that Mrs. Roberson ensure that Mr. Fain receives all of the needed information to update him on the direction and the efforts of the Commission.

### Miscellaneous / Public Comment :

Chairman Holt noted that Gary Nester was in attendance and invited him to address the Commission. Mr. Nester advised that he is in the process of constructing a dirt race track in the County. He stated that he has been in contact with the local

offices of Building Inspection, Health Department, Erosion and Sediment, and the Economic Development Authority regarding the project. Chairman Holt advised that the project does not need the Commission's approval; however, he appreciated the advisement. Mr. Large stated that he had invited Mr. Nester to attend the meeting to explain the project. Mr. Nester presented the Commission with the plans for the track. Mr. Griffith asked if there were any nearby residences to the project site. Mr. Nester advised that there is one home that is near the site and that the resident is in agreement with the project. Chairman Holt noted that the proposed project would be "grandfathered in" in regards to the upcoming zoning ordinance.

#### **Comprehensive Plan:**

Mr. Bob Dowd and Ms. Joan Hullett, WPPDC, presented the Commission with a draft copy of the Cultural/Historic Resources section of the County's Comprehensive Plan. The Commission reviewed the document and noted events and attractions that were not included in same, such as Floydfest, Wine Down the Music Trail, Corn Mazes, historical retail establishments, historical mills, Primland's golf course, two rock churches in a neighboring county, and the Blue Ridge Parkway's history. Chairman Holt noted that the Board of Supervisors hopes that each district will soon have a recreational park and stated that it would be beneficial to the Rotary Club and the Patrick County Parks and Recreation Committee if both organizations discuss their long-range plans with each other. The Commission advised that each event / attraction should be accompanied by the following items when applicable: (1) Location; (2) Date; and (3) Website address. Mr. Griffith advised that the Octoberfest should be listed as Woolwine Octoberfest and Apple Butter Making. Chairman Holt asked that each member review the list of events / attractions and advise County staff of any additions or corrections that need to be made, which would then be forwarded to WPPDC by the County. Mr. Burnette inquired on the status of the plan. Ms. Hullett advised that the project is nearly half completed. She stated that the next draft section of the Comprehensive would be ready for review at the Commission's March 18<sup>th</sup> meeting.

#### **Proposed County Zoning Ordinance:**

Mr. Burnette presented the Commission with a revised copy of the proposed County Zoning Ordinance, which was submitted by Eric Monday, County Attorney. The Commission reviewed the document. Chairman Holt requested that Mr. Burnette contact the County Attorney regarding the order of the necessary steps that must be taken before the proposed ordinance could be enacted, such as tentative and verbal approval by the Board of Supervisors, map completion, etc. The Commission reviewed the guidelines for towers and noted that towers 35 feet and under would be permitted in each district; however, towers reaching 36 feet to 100 feet would require a conditional use permit and would not be allowed in mobile home parks. The Commission reviewed the policy regarding automobile graveyards and noted that it would like to institute the following regulations on same: (1) No automobile graveyards will be permitted in mobile home parks or residential zones; (2) Automobile graveyards are not addressed in agricultural zones; and (3) Conditional use permits are required for automobile graveyards in commercial / industrial zones. Chairman Holt noted that "conditions" for the proposed conditional use permit have not yet been set. The Commission discussed the issue of condominiums. Chairman Holt asked Mr. Burnette

to contact the County Attorney regarding the regulation of same and if those structures should be addressed in the County's Subdivision Ordinance. The Commission discussed abandoned mobile homes and structures and the removal / demolition of same. Chairman Holt requested that Mr. Burnette obtain a legal opinion from the County Attorney regarding same. He directed Mr. Burnette to forward the Commission's comments and concerns regarding the propose ordinance to the County Attorney and that a revised draft copy be sent to the Board of Supervisors for review at their March Board Meeting.

Chairman Holt advised that the next regularly scheduled Planning Commission Meeting will be held on Thursday, March 1, 2007 commencing at 7:00 p.m.

With no further business to discuss, on motion by Johnny Marion, seconded by Gary Griffith and carried, the meeting was adjourned.

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Chairman

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Date