

# **Patrick County Planning Commission**

Meeting of October 5, 2006

Present: Leon Holt, Chairman; Johnny Marion, Vice Chairman; and Ed Anthony

Also Present: Michael Burnette, Assistant County Administrator; Bob Dowd and Joan Hullett, West Piedmont Planning District; Lisa Sheppard, Administrative Assistant; and Nancy Lindsey, The Enterprise

Absent: Jonathan Large

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A meeting of the Patrick County Planning Commission was held on Thursday, October 5, 2006 at 7:00 PM in the Second Floor Conference Room of the Patrick County Veterans' Memorial Building.

Mr. Leon Holt called the meeting to order and asked for a moment of silence. The agenda was presented for approval. Mr. Ed Anthony made the motion and was seconded by Mr. Johnny Marion to approve the agenda. Minutes of the September 18, 2006 meeting were read and presented for approval. Mr. Anthony made the motion and was seconded by Mr. Marion to approve the minutes as presented.

Voting Aye: All  
Voting Nay: None

## **COMPREHENSIVE PLAN**

Mr. Holt welcomed Mr. Bob Dowd and Ms. Joan Hullett from the West Piedmont Planning District to the meeting and thanked them for their continued support and attendance at the meeting. Mr. Dowd presented a draft of the Natural Conditions chapter of the Comprehensive Plan. Copies of this chapter were sent to the members prior to this meeting for their review. This section discusses the natural conditions and physical characteristics for Patrick County which are important factors in the physical development of the County and can affect the economic growth and development. Conditions, including climate, air quality, geology, physiographic analysis, soil types, water resources, floodplains, conservation areas, historic preservation, agriculture and forest resources, are discussed and analyzed in this chapter. With respect to water resources, it was discussed that the Philpott Source Water Protection Plan will be added to the Comprehensive Plan once it has been completed. Mr. Burnette advised that the Ararat Watershed Project will not be completed at this time due to a lack of funding.

Ms. Hullett stated that they are currently working on the Community Facilities and Services chapter and will need assistance from the County Administration staff in order to complete.

Mr. Holt, along with the members, thanked Mr. Dowd and Ms. Hullett for their continued assistance with regard to the magnitude of this project.

## **PROPOSED COUNTY ZONING ORDINANCE**

Mr. Leon Holt opened with discussion of using the zoning ordinance from Bland County, Virginia as a guideline for a proposed ordinance for the County as it does not seem too restrictive. He also presented the members with a copy of the Bland County zoning ordinance section entitled "Zoning Administrator" for their review. This chapter had been omitted previously. Mr. Holt suggested that the members draft a proposed zoning ordinance and forward sections to Mr. Eric Monday, County Attorney, for his review. He further suggested that the members request a written report from Mr. Monday with his comments and suggestions.

The members reviewed sections of the zoning ordinance dealing with general provisions, district regulations for agricultural, commercial, industrial, and manufactured home parks districts, including uses permitted. Previously the members had discussed creating a number of districts; however, after careful review, the members agree to create a few district categories and defining the uses permitted in those categories in order to simplify the process. The members stated that they felt this fits the more conservative approach that they would like to take.

The members stated that a definition for the residential district will need to be written and asked Mr. Burnette to meet with Mr. Monday to discuss this matter. Mr. Burnette suggested adding broad language for the residential district so that it will be as least restrictive as possible.

In discussing the Manufactured Home Parks district, the members agreed that careful attention would need to be made to the current mobile home park ordinance in effect for Patrick County and that the proposed zoning ordinance would incorporate the regulations set forth in the mobile home park ordinance.

At the last meeting, Mr. Marion inquired about adding a historic district; however, Mr. Burnette stated that he researched historic districts and that typically localities use an overlay district on a zoning map to distinguish historic districts, rather than creating a separate category. Mr. Burnette stated that, with regards to mapping, the county has a meeting scheduled with Anderson & Associates, an engineering firm, to discuss creating a GIS (Geographic Information System) for Patrick County.

Mr. Holt directed Ms. Sheppard to forward a draft of the sections reviewed during this meeting to Mr. Monday for his review and comment. The members discussed the next meeting date. Typically, the next meeting would be scheduled for the third Monday; however the Board of Supervisors will be meeting at that time, and the members agreed to next meet on Thursday, October 19, 2006 at 7:00 p.m. in the third floor conference room.

With no further business to discuss, on motion by Mr. Johnny Marion and seconded by Mr. Ed Anthony, the meeting was adjourned.

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Chairman

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Date