

# Patrick County Planning Commission

Meeting of September 18, 2006

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

Also Present: Michael Burnette, Assistant County Administrator; 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 September 18, 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. Johnny Marion made the motion and was seconded by Mr. Ed Anthony to approve the agenda. Minutes of the September 7, 2006 meeting were read and presented for approval. Mr. Marion made the motion and was seconded by Mr. Anthony to approve the minutes as presented.

Voting Aye: All  
Voting Nay: None

## **PROPOSED COUNTY ZONING ORDINANCE**

The members reviewed a compilation of district divisions from the three counties of Bland, Southampton and Nelson in an effort to begin designating proposed districts to be named in a zoning ordinance. Upon review and discussion, the members propose the following districts, along with a description for each district:

### **Conservation C-1**

*This district covers portions of the County which are occupied by various open spaces such as steep slopes, forests, parks, farms, marshland, lakes or stream valleys. This district is established for the specific purpose of facilitating existing and future farming operations, conserving water and other natural resources, reducing soil erosion, protecting watersheds, reducing hazards from flood and fire and preserving wildlife areas of the County.*

### **Agricultural A-1**

*This district is designed to accommodate farming, forestry, and limited residential use. While it is recognized that certain desirable rural areas may logically be expected to develop residentially, it is the intent, however, to discourage the random scattering of residential, commercial or industrial uses in this district.*

The members discussed possibly adding another district to be named “Agricultural A-2” in the future if further designation is deemed necessary.

**Residential R-1**

*This district is composed of certain quiet, low density rural residential areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life and to prohibit all activities of a commercial nature. To these ends, development is limited to relatively low concentration and permitted uses are limited basically to single unit dwellings providing homes for the residents plus certain additional uses, such as schools, parks, and churches that serve the residents of the district.*

**Residential R-2**

*This district is composed of certain quiet, medium density residential areas plus certain open areas where similar residential development appears likely to occur and where public water and/or sewer service is available. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life and to prohibit most activities of a commercial nature. To these ends, development is limited to concentrations of medium density single and multiple dwellings plus certain public facilities that serve the residents of the districts.*

**Residential Planned Community RPC**

*This district is intended to permit development in accordance with a master plan therefor of cluster-type communities in a manner that will protect and preserve the natural resources, trees, watershed, contours and topographic features of the land, protect and enhance the natural scenic beauty and permit the greatest amount of recreational facilities by leaving as permanent open area. Within such communities, the location of all improvement shall be controlled in such manner as to permit a variety of housing accommodations in an orderly relationship to one another, with the greatest amount of open area and the least disturbance to natural features. "Open area" shall include parks, lakes, roads, roadways, walkways, trails, playground and recreation facilities, golf, skiing and other sports facilities, nonresidential clubhouse grounds and rights-of-way and surface easement for drainage and other utilities over areas not within the lines of any residential lot. (A planned residential district may include a variety of residential accommodations with light commercial facilities and light craft manufacturing facilities in Village Centers to an extent necessary to serve the needs of the particular residential planned community and its visitors.)*

It was further discussed that this division would be subject to the Subdivision Ordinance previously adopted.

**Limited Industrial (Light) M-1**

*The Limited Industrial District is established to permit limited wholesaling and manufacturing uses to locate without detracting from the desirability of adjacent uses. Limitations on, or provisions relating to, size of structures, number of employees, lot coverage, enclosure and screening, are imposed to protect and foster adjacent uses.*

### **Industrial (Heavy) M-2**

*This district is established primarily for industrial operations and for heavy commercial operations, which may create some nuisance, and which are not particularly compatible with residential, institutional, or retail commercial uses.*

### **Floodplain FP**

*The purpose of these provisions is to prevent the loss of life and property, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and necessary expenditure of public funds for flood protection and relief, and the impairment of the tax base by:*

- A. Regulating uses, activities, and development which, alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities, and frequencies.*
- B. Restricting or prohibiting certain uses, activities, and development from locating within districts subject to flooding.*
- C. Requiring all those uses, activities, and developments that do occur in flood-prone districts to be protected and/or floodproofed against flooding and flood damage.*
- D. Protecting individuals from buying land and structures which are unsuited for intended purposes because of flood hazards.*

The members discussed inviting Mr. Jason Brown, building inspector or Mr. Charles Vernon, erosion and sediment control officer to discuss the details of a floodplain division and to provide more information, such as FEMA regulations which may need to be addressed.

### **Commercial (C)**

*The commercial district is composed of limited commercial business built either as a unit or individually to serve the needs of nearby residential neighborhoods and a general range of retail, office and service businesses. The activities related to the commercial district will range from businesses being serviced by medium sized trucks delivering goods, and people patronizing these businesses in their vehicles generating noise to large volumes of traffic and frequent delivery of goods, services and increased traffic.*

### **Service Enterprise SE-1**

*This district is designed to allow limited service-oriented commercial uses not in conflict with the low-density appearance and quiet, rural atmosphere characterized and promoted within agricultural and residential districts. This zone shall be characterized by significant setback and yard requirements, by very limited signage and by uses balancing the area's need for service-oriented industry with adjoining residential and agricultural uses. It is anticipated that the zone shall consist of mixed agricultural, residential and service-oriented commercial uses in an overall atmosphere maintaining a low-density appearance and rural quality of life.*

### **Manufactured home parks (MHP)**

*The mobile [manufactured] home parks (MHP) district is designed to provide suitable areas for manufactured home park residential development in the county; to protect the general public; and to establish minimum standards governing the construction and maintenance of manufactured home parks.*

Mr. Leon Holt suggested adding a note to this district that the current Mobile Home Park Ordinance would be subject to this division.

Mr. Marion suggested adding a Historic division in an effort to protect the many historical sites offered in the County. Mr. Holt asked Mr. Michael Burnette to submit a proposed definition for historic division for the purposes of this zoning ordinance. Mr. Holt further asked the members to review again these divisions that were discussed and to consider any additional divisions that perhaps were not addressed. Mr. Burnette was further instructed to review the possibility of divisions named for church, educational and governmental districts. Mr. Holt stated that he felt that these districts need to be as descriptive as possible while being as least restrictive as possible.

The members discussed a board of zoning appeals to handle matters of appeal and variances that will need to be addressed. They discussed the appointment of five people, one from each magisterial district, so that a fair representation may be made. They further discussed the possibility of adding language that an active member of the Planning Commission may serve on this board. Mr. Holt suggested that the rules for the board of zoning appeals be the same as the rules that apply to the Planning Commission for purposes of continuity. Mr. Holt further stated that the duties of the zoning administrator would need to be stated in as much detail as possible to ensure that a system of checks and balances would exist with the board of zoning appeals.

Mr. Holt directed Mrs. Sheppard to forward a copy of the proposed districts and board of zoning appeals information to Mr. Eric Monday, County Attorney for his review to ensure that the Planning Commission is in compliance with all legal entities.

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