

Patrick County Planning Commission Meeting

Minutes of August 12, 2014

Present: Ed Anthony, Chairman; Stanly Fain, Vice-Chairman; Gary Griffith; member of the Planning Commission and Brenda Quesinberry; Citizen at Large.

Also Present: Teresa McCormick, Secretary to the Planning Commission; Alan Black, County Attorney

Absent: Rodney Boyd, Danny Foley and Karen Wilson

Call to Order

Ed Anthony, Chairman called the meeting to order.

Approval of the Agenda:

A motion was made by Stanley Fain to approve the agenda as presented and seconded by Gary Griffith and carried unanimously by all voting members present.

Approval of the Minutes:

A motion was made by Brenda Quesinberry to approve the minutes of June 10, 2014 and the minutes for the Public Hearing on July 15, 2014 as presented and seconded by Gary Griffith and carried unanimously by all voting members present.

15 Minute Roundtable Discussion:

There was no discussion at this time.

NEW BUSINESS:

Mr. Black presented to the Planning Commission a survey entitled "Larry D. Rogers, Sr." Tax Map 4810-01-60 and 61 showing 2 lots less than 2 acres. After a lengthy discussion a motion was made by Brenda Quesinberry to approve the survey of "Larry D. Rogers, Sr." as presented and seconded by Gary Griffith and carried unanimously by all voting members present.

Mrs. McCormick stated at the July 15, 2014 meeting she presented and reviewed with the Planning Commission a copy of an "Approval Block" from Terry Waller, a Certified Land Surveyor suggesting to replace existing (E) Forms for Final Certification on Page 7 of the Revised Subdivision Ordinance. A motion had not been made to approve this change at the last meeting.

A motion was made by Gary Griffith to remove existing (E) Forms for Final Certification and replace (E) with the "Approval Block" and seconded by Brenda Quesinberry and carried unanimously by all voting members present.

OLD BUSINESS:

The Planning Commission reviewed comments from the Public Hearing on July 15, 2015.

Listed below are the changes that the Planning Commission made:

Definitions

f) Family Member –Mr. Griffith stated should we add Aunts, Uncles, Nephews and Nieces to the definition of Family member?

Mr. Black stated the State Code gives us an option to add aunts, uncles, nephews and nieces that we don't necessarily have to add it into the ordinance. The Board agreed to add them into the definition of Family Member.

r) Substandard Lot – Any lot or remnant containing a total of less than one acre, or, in the case of a lot served by public water and public sewer lines, any lot containing a total of less than one half acre. Land area within a street right of way shall not be included in the measurement of the lot size to determine substandard lots. The Planning Commission may approve a lot less than one (1) acre and a one-half (1/2) acre or more if it has public water and sewer approved by the Health Department. All lots within Tier 3 subdivision must contain 2 or more acres.

Adding to Definitions- Public Water and Public Sewer - can be defined as provided by Local Government, Public Service Authority, sub divider, homeowners association and private owner that provide multiple use for water and or sewer system approved by the Health Department. Mr. Black will review this definition with local subdivision ordinance. No action taken at this time.

t) Subdivision – Any division of land must be approved by the Planning Commission.

u) Subdivision Categories:

a. Tier 1 - Lots shall have at least 25 feet of frontage on a VDOT street.

b. Tier 2 – Subdivisions having 5 to 15 lots shall be Tier 2 subdivisions.

c. Tier 3 – Tier 3 subdivisions must comply with requirements of Tier 1 and Tier 2. Tier 3 must be two or more acres in size.

Article 5

Application

a) Every sub-divider of land within the boundaries of Patrick County shall submit to the Agent plats and required information pertaining to the subdivision which shall conform to the requirements set forth in this Ordinance.

e) The sub-divider shall provide record restrictions and covenants that require lot owners to pay a pro-rated or other specified amount to maintain all streets and roadways in a safe non-hazardous condition to prevent erosion. Surveys of subdivisions shall provide for road maintenance agreements and deed of conveyance shall contain or incorporate by reference any Declaration of Covenants and Restrictions contained in instrument number.

f) Removed the last paragraph as followed – No Tier 3 subdivision shall be approved until all lots therein have been approved either for a central water and sewer system or an individual septic and water system.

g) Removed the entire paragraph.

Article 7

Final Plats

h) Recording Required Generally: Approval of Final Plat Required Prior to Recording: No final plat of a subdivision shall be recorded until it has been first submitted to and approved by the Agent or Planning Commission or in the case of appeal, the Board of Supervisors.

j) Removed the entire paragraph

k) Removed the entire paragraph

l) Street Construction Requirements and Design Standards: All streets shall be designed to coordinate with other existing or planned streets within the general area as to locations, widths, grades and drainage.

m) Lots shall front upon a public street or private driveway providing access to a public street.

o) Size: The total area of each lot shall contain a minimum of one acre with the exception on one-half acre lots served by approved Health Department water and sewer. Tier 3 lots must be 2 acres or more in size.

All Planning Commission members present approved these changes to the subdivision ordinance.

A motion was made by Brenda Quesinberry to adjourn the meeting and was seconded by Stanley Fain and carried unanimously by all voting members present.

The next Planning Commission meeting will be September 9, 2014 at 6 p.m.

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Ed Anthony, Chairman