

Patrick County Planning Commission Meeting

Minutes of December 11, 2012

Present: Ed Anthony, Chairman; Gary Griffith, Sam Perkins; members of the Planning Commission and Roger Hayden; County Supervisor.

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

Absent: Rodney Boyd and Stanley Fain members of the Planning Commission

Call to Order:

Ed Anthony, Chairman called the meeting to order.

Approval of the Agenda:

A motion was made by Roger Hayden 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 Gary Griffith to approve the October 9, 2012 and was seconded by Roger Hayden and carried unanimously by all voting members present.

Miscellaneous:

Ed Anthony discussed with the Board that unless we have something important we will not have December meetings.

A motion was made by Gary Griffith to not schedule a December; Planning Commission meeting unless it is needed and was seconded by Roger Hayden and carried unanimously by all voting members present.

Sam Perkins asks about the completion of the cell towers on 58 East. In a lengthy discussion the cell towers are in progress of being completed.

Review of the Subdivision Ordinance:

Alan Black stated that if you have a large parcel of land and you do subdivision up to 4 one acre lots that has road frontage that will be classified for Tier 1. If the owner creates up to 4 more one acre lots and does not adjoin each other is this going to be classified as a Tier 1.

Ed Anthony stated that we need to know how large the parcel was before subdividing off. If the tract has one existing subdivision of up to 4 one acre lots how close would the new

subdivision be to the existing. Ed Anthony also stated what would be the difference between Tier 1 and Tier 2.

Alan Black stated that if you have a subdivision of 4 lots that is a Tier 1 and then the owner comes in and does 4 more lots contiguous. There you would have an 8 lot subdivisions all in one subdivision are we going to convert from a Tier 1 to a Tier 2? In discussion the Board decided that if the 2 subdivision are contiguous then it would be considered a Tier 2. The subdivision would have to meet the regulation for VDOT, storm water plan and the existing and new subdivision will have to be approved for well and septic systems. Gary Griffith stated that if they add a 5th lot to the existing 4 lots or if they add 4 more lots this should be considered a Tier 2. Alan Black stated that he will add to the subdivision ordinance that subdividing contiguous more than 4 lots they will have to meet criteria of Tier 2.

A correction to Tier 2 – Planning Commission Review

Minimum lot size -1 acre each and more than 5 lots was changed to Minimum lot size- 1 acre each and 5 lots or more.

Alan Black asks the Board what is our maximum lot number for Tier 2. The Board decided that it would be 5 one acre lots up to 20 one acre lots. The Board also decided that 21 one acre lots or more will be considered Tier 3.

Alan Black stated that in regards to VDOT we will add the language to the subdivision ordinance will comply with VDOT regulations width right-of-ways throughout Tier 1, 2 and 3.

Alan Black will make the changes to the subdivision ordinance and will be reviewed by the Board at the next meeting.

The next Planning Commission meeting will be January 8, 2013 at 6 p.m.

A motion was made by Sam Perkins to close the meeting and seconded by Gary Griffith and carried unanimously by all voting members.

Clarence “Ed” Anthony, Chairman