

# **Patrick County Planning Commission**

Meeting of August 21, 2006

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

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

Absent: None

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A meeting of the Patrick County Planning Commission was held on August 21, 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 to the members, and Mr. Holt requested the addition of an Item 4(B) "Resignation" to the agenda. The agenda was approved as amended. Mr. Johnny Marion made the motion and was seconded by Mr. Leon Holt to approve the agenda. Minutes of the July 17, 2006 meeting were read and presented for approval. Mr. Marion made the motion and was seconded by Mr. Holt to approve the minutes as presented.

Voting Aye: All  
Voting Nay: None

## **RESIGNATION**

Mr. Holt presented a letter that he received from Mr. Jimmy Phillips regarding his resignation from the Planning Commission. In his letter, he stated that he appreciated the opportunity to serve; however, he did not feel that he could commit to the time involved due to his service on other committees. He also stated that also there may be a potential conflict of interest due to his business in agriculture.

## **COMPREHENSIVE PLAN / PROPOSED ZONING ORDINANCE**

Mr. Holt introduced Bob Dowd and Joan Hullett from the West Piedmont Planning District Commission and thanked them for their generous efforts expended in updating the Comprehensive Plan. Mr. Dowd, Executive Director for West Piedmont Planning District Commission, addressed the members with a brief overview of the current Comprehensive Plan which was prepared in 1998 and stated that the plan should be updated every five years. He stated that the Commission would update a couple of chapters at a time and present them to the members for their review so that any necessary corrections could be made rather than presenting an entire comprehensive plan which would be timely to review and correct. He reviewed the

different sources of information that they use to compile data for the plan. Mr. Dowd stated that he was concerned that the maps in the current plan should be updated, especially given the Planning Commission's current responsibility of creating a zoning ordinance. The maps were generated by aerial topography and not from the county's tax maps, and therefore the boundaries are not specifically designated. He explained that this may cause confusion if the boundaries are not clearly documented.

Mr. Michael Burnette stated that currently the county does not have tax maps on GIS (Geographic Information System), and Mr. Dowd stated that it would be extremely helpful if the maps were designated on GIS as that would clarify boundaries. Mr. Large stated that he would encourage and appreciate any recommendation that West Piedmont Planning District Commission could offer to the Board of Supervisors with regards to updating the comprehensive plan. Mr. Dowd strongly suggested the completion of the GIS to clearly indicate the parcels by tax maps in order to eliminate any ambiguities in the boundaries of the parcels. This would assist in clarifying the categories created in any zoning ordinances. Mr. Dowd further suggested that the comprehensive plan chapter concerning the land use plan should match any zoning plan adopted by the county.

Mr. Large mentioned that the Board of Supervisors are concerned about the emergency ordinance currently in effect regarding the prohibition of erecting structures taller than 100 feet. It was extended on August 8, 2006 for a period of sixty days. He questioned whether the Planning Commission would be ready to make a recommendation on the zoning ordinance by the expiration date. Mr. Holt stated that Mr. Eric Monday, county attorney, mentioned at the last meeting that a zoning ordinance could not be adopted until the comprehensive plan had been updated. Mr. Burnette suggested that due to time constraints, the Commission should confirm with Mr. Monday the possibility of proceeding with a single-issue ordinance related to height and to check on public hearing policies concerning the same. The members directed Mr. Large to inform the Board of Supervisors to proceed as necessary due to the time restriction.

Copies of the Populations and Demographic chapters of the comprehensive plan were mailed to the members of the Planning Commission prior to this meeting, and Mr. Dowd reviewed the same in detail and asked for comments and questions from the members. According to the population projection figures which shows a high number of married families, there appears to be positive growth in the area. Mr. Dowd mentioned that he would like to obtain more information from the school system in the county regarding students' test scores. He stated that educational attainment statistics could be an advantage for marketing business development in the county. Mr. Dowd stated that he would confirm figures and statistics and add figures that had been erroneously omitted regarding employment.

Ms. Joan Hullett stated that their office is currently working on the housing chapter and will forward the information as soon as it is available. Mr. Holt directed Ms. Sheppard to copy and forward the information to the members so they would have adequate time to review.

The members expressed their appreciation to Mr. Dowd and Ms. Hullett for their efforts expended in updating the comprehensive plan for the county. Mr. Holt stated that the

comprehensive plan is a wonderful tool for the county and contains a wealth of information and that he would like to see it utilized as much as possible.

Mr. Holt distributed copies of zoning ordinances from Bland, Southampton and Nelson counties to the members for their review. Mr. Monday suggested reading these ordinances since their counties were similar in size and population.

The next meeting is scheduled for Thursday, September 7<sup>th</sup> and Mr. Holt suggested inviting Mr. Monday to attend and answer any questions the members may have with regards to the proposed zoning ordinance.

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