

Patrick County Planning Commission

Meeting of November 9, 2006

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

Also Present: Michael Burnette, Assistant County Administrator; Jamie Hutchins; Lisa Sheppard, Administrative Assistant; and Keith Wright, WHEO

Absent: None

A meeting of the Patrick County Planning Commission was held on Thursday, November 9, 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 October 19, 2006 meeting were 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

Mr. Leon Holt began discussion of the proposed county zoning ordinance. He stated that the commission should have a workable direction of special permitting as discussed in the proposed zoning ordinance so that all departments that will be affected by this ordinance will have clear direction as to procedure.

The commission further discussed the issue of automobile graveyards. The members agreed that the aesthetic view offered by Patrick County needs to be preserved; however, as long as inoperable vehicles are not visible and do not pose any environmental dangers, the zoning ordinance should not be too restrictive. The wording in the ordinance should be carefully stated so as not to hinder future economic development in the automotive field but yet would still protect the citizens from any unsafe conditions and environmental hazards. Mr. Holt asked the members to give careful thought to this issue and report back to the commission.

The members discussed the section of the proposed zoning ordinance concerning limitations applicable to home occupations, and they agreed to omit this section from the ordinance as they did not feel these restrictions were necessary.

Mr. Holt further suggested the removal of the section of the ordinance concerning the type and size of signs permitted in various districts.

Mr. Holt further asked the members to continue considering the fees to be charged for zoning permits, and he stated that minimal fees should be charged but high enough to cover administration costs.

The members briefly discussed height restrictions and were asked to continue considering the issue. The members agreed that certain conditions would need to be met to ensure the safety of structures that reach a certain height. The members further stated that they would like a legal opinion as to this issue. Mrs. Sheppard was directed to contact Mr. Eric Monday, County Attorney, to schedule a meeting with the Planning Commission so that they may ask various legal questions mentioned at this meeting and at previous meetings.

Mr. Michael Burnette presented and read a proposed section concerning residential districts. The members reiterated that it was not the intention of this ordinance to restrict lot sizes in residential areas unless they are subject to the current subdivision ordinance in effect for Patrick County. Mr. Holt asked the members to review the proposed residential district information so that they may discuss any questions or concerns at the next meeting.

Mr. Holt mentioned that a question had been brought to his attention and that the members may need to review the subdivision ordinance, specifically the section concerning roads in a subdivision. Mr. Jonathan Large stated that he was of the opinion that Virginia Department of Transportation recently changed the regulation concerning standards for roads in subdivisions. Mr. Holt asked for a copy of this information and stated that the subdivision ordinance may need to be amended to reflect this change.

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

Chairman

Date