

Patrick County Planning Commission

Meeting of October 19, 2006

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

Also Present: Lisa Sheppard, Administrative Assistant; and Nancy Lindsey, The Enterprise

Absent: Jonathan Large

A meeting of the Patrick County Planning Commission was held on Thursday, October 19, 2006 at 7:00 PM in the Emergency Operations Center Conference Room, located on the second floor, 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. Ed Anthony made the motion and was seconded by Mr. Johnny Marion to approve the agenda. Minutes of the October 5, 2006 meeting were read and presented for approval. Mr. Anthony made the motion and was seconded by Mr. Marion to approve the minutes as presented.

Voting Aye: All
Voting Nay: None

PROPOSED COUNTY ZONING ORDINANCE

Mr. Leon Holt opened the meeting for discussion concerning the proposed zoning ordinance for Patrick County. The members received a copy of the first draft of the proposed zoning ordinance regarding sections concerning definitions, board of zoning appeals, district regulations, agricultural districts, commercial districts, industrial districts, and manufactured home parks districts. Mr. Holt advised that this draft was forwarded to Mr. Eric Monday, County Attorney, for his review and comment; subsequently, Mr. Monday forwarded an email response to the members in lieu of a formal memorandum, and copies were presented to the members.

Mr. Monday recommended adding a clause in the agricultural district that would permit timbering operations, standing timberlands, or tree farms. Furthermore, he suggested the addition of a provision for fallow, undeveloped land in the agricultural district. With regards to the manufactured home parks district, Mr. Monday proposed the incorporation of the current mobile home park ordinance into the zoning ordinance. A copy of the current mobile home park ordinance was presented to the members of the Planning Commission for their information and review. At the previous meeting, the members had questioned the language concerning variances wherein there was a list of conditions that were required in order to grant a variance. The language was vague as to whether one or all of the conditions must apply. Mr. Monday explained in his memo to the members that the ordinance states that all nine conditions listed

must apply in order to grant a variance. Mr. Holt suggested that the Commission request Mr. Monday to revise this language to clarify the stipulations required for a variance.

The members began review and discussion of the section concerning the zoning administrator. With regards to the applications and fees involved, Mr. Holt suggested keeping the fees as minimal as possible, perhaps only to cover administration costs. He asked that the members consider reasonable amounts to charge and that they would review at a later date.

Mr. Holt led a discussion concerning the procedure for a hearing notification in cases where a resident may propose rezoning an area. He suggested adding language in the ordinance that would require all adjacent landowners and second-layer adjacent landowners be notified in an effort to ensure due process to everyone.

The members discussed the section concerning supplementary district regulations, wherein items such as junkyards, automobile graveyards and signage were discussed. The members agreed to add language stating that automobile graveyards with more than five (5) unlicensed vehicles would be required to be concealed from public view. They further suggested the addition of a paragraph for each district addressing the maximum number of “junk” cars permissible. The proposed draft would allow no more than two (2) “junk” cars for the residential and manufactured home parks districts and no more than five (5) for the agricultural, commercial and industrial districts.

Mrs. Sheppard advised that Mr. Burnette is currently drafting proposed language for the residential district. While reviewing language concerning residential districts from the Southampton County and Nelson County zoning ordinances, the members discussed the provisions in those ordinances concerning the maximum allowable number of yard sales or garage sales in the residential districts. As those counties appear to be more strict concerning yard sales or garage sales due to the traffic safety issue, the members agreed to be more lenient and allow up to four (4) sales at each residence.

Mr. Holt directed Mrs. Sheppard to draft these sections of the proposed ordinance and forward it to Mr. Monday for his review and comment.

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

Chairman

Date