

Patrick County Planning Commission Meeting

Minutes of March 11, 2014

Present: Ed Anthony, Chairman; Stanly Fain, Vice-Chairman; Gary Griffith, Rodney Boyd, Brenda Quesinberry; members of the Planning Commission and Danny Foley, member of the Board of Supervisors.

Also Present: Teresa McCormick, Secretary to the Planning Commission; Alan Black, County Attorney, Becky Howell, representing Floyd County Planning Commission.

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 Rodney Boyd and carried unanimously by all voting members present.

Approval of the Minutes:

A motion was made by Rodney Boyd to approve the October 15, 2013 minutes as read and seconded by Stanley Fain and carried unanimously by all voting members present.

New Business:

The Board welcomed Becky Howell, a representative of Floyd County Planning Commission. Mrs. Howell stated that she is attending the 10 week Certified Planning Commissioner's Program and is requirement to set in a meeting of a planning commission meeting in another county.

The Board welcomed Danny Foley, Patrick County Board of Supervisor to our Planning Commission Board. Alan Black stated that Mr. Foley is a voting member with the Planning Commission Board.

Stanley Fain asks Ed Anthony, Chairman if we could add an item to the agenda a survey review for "James and Rosemary H. Broadhurst. Planning Commission Board agreed to bring before old business.

Alan presented to the Planning Commission a copy of a survey for "James and Rosemary H. Broadhurst", describing tax parcels 4708-40, 4708-41 and 4708-42 currently owned by Shirley Bullins. It was noted that the surveyor had left out tax parcel 4708-38 as shown on the tax map belonging to the same owner. Alan suggested the Planning Commission vote to approve this lot line revision on the condition the revised survey and the deed describe the source and that tax parcels 4708-38 and 4708-41 and 4708-42 will remain and tax parcel 4708-40 will be eliminated. Alan asked that a motion be made to authorize that Teresa McCormick, Agent to sign off on the revised plat and deed once the information has been changed. (attached copy of revised survey)

A motion was made by Brenda Quesinberry to authorize Teresa McCormick, Agent to review and sign off on the revised survey and deed and seconded by Gary Griffith and carried unanimously by all voting members present.

15 Minute Round-Table Discussion:

Gary Griffith stated that he was approached by a citizen interested in donating land located on Woolwine Hwy to have a cell tower constructed. Teresa will email Gary a contact person and phone number with AT&T.

Stanley Fain asks if the Board of Supervisors had appointed someone to replace Sam Perkins on the Planning Commission. It was noted that Lock Boyce, has approached someone of interest and is waiting on their answer.

Old Business:

In a lengthy discussion the Planning Commission Board reviewed the revised Subdivision Ordinance that was sent to the Board of Supervisors for a Public Hearing which was held on September 23, 2013. Due to a lot of concerns from the Board of Supervisors and concerned citizens, the Board of Supervisors did not approve the revised Subdivision Ordinance.

Alan stated that the Code of Virginia, definition for a Subdivision as follows:

Code of Virginia – definition Subdivision –Section 15.2.2240:

"Subdivision," unless otherwise defined in an ordinance adopted pursuant to § 15.2-2240, means the division of a parcel of land into three or more lots or parcels of less than five acres each for the purpose of transfer of ownership or building development, or, if a new street is involved in such division, any division of a parcel of land. The term includes re-subdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided and solely for the purpose of recordation of any single division of land into two lots or parcels, a plat of such division shall be submitted for approval in accordance with § 15.2-2258.

The Planning Commission Board reviewed the concerns from the Public Hearing

- 1) Family Subdivision comments were made if someone was to deed a parcel of land to a family member and then years later they would not be able to deed any land to that family member.

The Planning Commission Board agreed for Alan to add a the following information to the definition of the Family Subdivision in ARTICLE 4 – Definitions

t) – Subdivisions -#4 -**The exemption that benefits family subdivisions does not limit or restrict divisions of land conveyed to family members that are in compliance with the remainder of this ordinance.**

- 2) Frontage

The Planning Commission Board agreed for Alan to add the definition of frontage in ARTICLE 4 – Definitions–
g) – Frontage -**Land which adjoins a street or easement right of way**

- 3) VDOT Road frontage

The Planning Commission Board agreed for Alan to revise the VDOT road frontage in ARTICLE 4- Definitions and ARTICLE 5 – Applications

u) Subdivision Categories- **All lots shall have at least 25 feet of VDOT street frontage or 25 feet of frontage on an easement of right-of-way providing access to a VDOT street.**

i) **All lots established or conveyed shall have a minimum of twenty-five (25) feet frontage on a street or a private roadway with deeded access to a street.**

4) Roads and Right of Way

The Planning Commission Board agreed for Alan to add the following information to ARTICLE 5 – Applications

d) The roads and right-of-ways which do not meet the requirements of the secondary system will not be maintained either by VDOT or by the County.

5) Septic System

The Planning Commission Board agreed for Alan to add the following information to ARTICLE 5 – Application

g) – a sewer system without septic tanks.

The Planning Commission Board agreed to meet with the Board of Supervisors in a joint meeting to review the revised subdivision before going to a public hearing.

The Planning Commission Board asks Teresa to contact Will Dawson, VDOT Right-of-Ways to attend our April 15th meeting.

A motion was made by Gary Griffith to adjourn the meeting and seconded by Stanley Fain and carried unanimously by all voting members present. The next Planning Commission next meeting will be April 15, 2014.

Ed Anthony, Chairman